

# Tali Raphaely Launches Property Standards & Accountability Pledge

Miami real estate entrepreneur Tali Raphaely announces a new personal pledge focused on responsible property management, housing quality, and long-term community improvement across South Florida.

**Miami, Florida May 23, 2026 ([IssueWire.com](https://www.IssueWire.com))** - Tali Raphaely, a Miami-based real estate entrepreneur, attorney, and multifamily property investor, has announced the launch of his new Property Standards & Accountability Pledge, a personal initiative centred on responsible renovations, consistent property maintenance, and hands-on housing management.

The pledge reflects Raphaely's long-standing approach to real estate ownership and operations. Over the years, he has focused on purchasing, renovating, and managing single-family and multifamily properties throughout South Florida.

According to Raphaely, the initiative was inspired by lessons learned throughout his career in law, property management, construction, and real estate investment.

"I realised early on that I wanted to build things," Raphaely says. "I liked the idea of creating value over time instead of only reacting to problems."

He also believes many property issues begin when owners become disconnected from daily operations.

"I'm very hands-on," Raphaely explains. "I believe that if you stay close to the day-to-day side of the business, you make better decisions."

The pledge focuses on practical habits and operational consistency rather than large-scale promises.

"Buying a building is one thing," Raphaely says. "Running it well is something completely different."

## Why the Issue Matters Right Now

Housing quality and property maintenance continue to be major concerns across the United States, especially in fast-growing cities such as Miami.

Current trends show:

- More than 44 million American households currently rent their homes
- Roughly one-third of U.S. rental housing was built before 1980 and often requires ongoing upgrades
- Maintenance delays remain one of the top complaints among renters nationwide
- South Florida continues to see strong population growth, increasing pressure on housing supply and operations
- Demand for multifamily housing remains high in major urban markets

Raphaely says these trends highlight the importance of consistent management and responsible ownership practices.

“Sometimes small improvements completely change how a building operates,” he says.

## **The Property Standards & Accountability Pledge**

As part of the initiative, Raphaely is committing to seven specific actions:

### **1. Perform Regular Property Walkthroughs**

Personally review properties and operations on a consistent basis.

### **2. Prioritise Preventative Maintenance**

Address smaller issues before they become larger operational problems.

### **3. Improve Older Properties Responsibly**

Focus renovations on functionality, safety, and long-term durability.

### **4. Maintain Direct Communication**

Respond clearly and consistently to tenants, contractors, and team members.

### **5. Stay Involved in Operations**

Remain hands-on with renovations, maintenance decisions, and management systems.

### **6. Focus on Long-Term Improvements**

Avoid short-term fixes that create larger future problems.

### **7. Continue Learning and Adapting**

Monitor market conditions and adjust operational strategies when needed.

“You have to stay patient,” Raphaely says. “Real estate is not about instant results.”

## **Free Do-It-Yourself Toolkit**

Raphaely is also encouraging individuals, renters, and small property owners to improve housing quality through simple, no-cost actions.

## **10 Practical Actions Anyone Can Take**

- Walk through your property monthly and identify visible issues
- Create a written maintenance checklist
- Track repair requests and response times
- Test smoke detectors regularly
- Improve lighting in common spaces
- Keep shared areas clean and organised
- Document repairs with photos and notes

- Learn basic preventative maintenance habits
- Communicate clearly with tenants or neighbours
- Address small issues before they become expensive problems

“Listening is one of the most important skills in business,” Raphaely says. “You learn more when you stop trying to control every conversation.”

### **30-Day Progress Tracker**

#### **Week 1: Assess**

- Identify maintenance or safety issues
- Create a property checklist

#### **Week 2: Organise**

- Schedule simple repairs or improvements
- Begin documenting progress

#### **Week 3: Improve**

- Complete at least three maintenance tasks
- Improve communication habits

#### **Week 4: Review**

- Revisit original checklist
- Track completed improvements
- Set goals for the next 30 days

### **Call to Action**

Raphaely is inviting property owners, renters, managers, and community members to adopt the Property Standards & Accountability Pledge and share the free toolkit with others.

The initiative is designed to encourage practical improvements, stronger accountability, and more consistent property management habits at every level.

### **About Tali Raphaely**

Tali Raphaely (born 27 December 1977) is a Miami-based real estate entrepreneur, attorney, and investor specialising in multifamily properties, renovations, property management, and ground-up construction projects throughout South Florida. Originally from Baltimore, Maryland, he began his career in law before transitioning into real estate investment and operations. Raphaely is also the author of *The Complete Guide on How to Negotiate* and is known for his hands-on approach to property ownership and management.

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