

**Quick Reference Guide for HVAC and Water Heater Repair Requirements in Florida**

Common HVAC/Water Heater Maintenance Function	Repair Cost (Parts) Regulatory Limits?	Federal EPA License (Section 608) Required	State Requirements	Local Regulations (Add'l) See Notes for Detail
HVAC: 410a (Refrigerant) pressure testing, evacuation, or charging	\$1000 or less	410a certification, and Core, Type I, and Type II	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
HVAC: Air Handler Replacement	N/A	Core, Type I, and Type II (410a req if not using R22)	Licensed Contractor with Permit	N/A
HVAC: Component replacement (fan, compressor, coils, etc.)	\$1000 or less	Core, Type I, and Type II (410a req if not using R22)	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
HVAC: Condensing Unit Replacement	N/A	Core, Type I, and Type II (410a req if not using R22)	Licensed Contractor with Permit	N/A
HVAC: Freon (R22) pressure testing, evacuation, or charging	\$1000 or less	Core, Type I, and Type II	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
HVAC: Full system replacement or repairs exceeding \$1000	N/A	Core, Type I, and Type II (410a req if not using R22)	Licensed Contractor with Permit	N/A
HVAC: Replace drain pan	\$1000 or less	None	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
HVAC: Routine maintenance (coil cleaning, filter replacement, etc)	N/A	None	None	N/A
HVAC: System testing and minor repairs (less than \$1000)	\$1000 or less	Core, Type I, and Type II (410a req if not using R22)	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
HVAC: Thermostat testing or battery replacement	\$1000 or less	None	Onsite tech with CAMT®	N/A
HVAC: Thermostat Replacement	\$1000 or less	None	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
Water Heater: Draining and Cleaning	N/A	None	None	N/A
Water Heater: Full Replacement or repairs exceeding \$1000	N/A	None	Licensed Contractor with Permit	Duval (PMC), Miami (ML)
Water Heater: Replace drain pan	\$1000 or less	None	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
Water Heater: Replace heating element(s)	\$1000 or less	None	Onsite tech with CAMT®	Duval (PMC), Miami (ML)
Water Heater: Replace thermostat	\$1000 or less	None	Onsite tech with CAMT®	Duval (PMC), Miami (ML)

\*\*This is not a comprehensive list of potential repairs\*\*

Important References and Notes:	Links to Additional Information
In 2016, the FL Legislature Passed HB0535 which included an expanded scope of repairs that onsite maintenance technicians with the CAMT® could perform on HVAC and water heater equipment. The community must be greater than 100 units, and the maintenance technician must be employed by the owner/operator/management. Replacement parts must be less than \$1000 total per repair. <b>This law had an effective date of 7/1/2016. (Exemption is number 23 on the page -near the bottom.)</b>	<a href="http://www.flsenate.gov/Laws/Statutes/2018/489.103">http://www.flsenate.gov/Laws/Statutes/2018/489.103</a>
<b>Jacksonville/Duval County</b> have a Property Craftsman License (PMC) in addition to state requirements. State law does not supercede this local ordinance. CAMT® is required by state even if previously grandfathered by older PMC requirements.	<a href="https://www2.municode.com/library/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVIIIICOREBUCCO_CH342COTRRE_S342.103DE">https://www2.municode.com/library/fl/jacksonville/codes/code_of_ordinances?nodeId=TITVIIIICOREBUCCO_CH342COTRRE_S342.103DE</a>
<b>City of Miami/Miami-Dade</b> have a Maintenance License (ML) in addition to state requirements. State law does not supercede this local ordinance. CAMT® is required by state in addition to the local requirements.	<a href="http://www.miamidade.gov/licenses/maintenance.asp">http://www.miamidade.gov/licenses/maintenance.asp</a>
<b>CAMT®</b> is the " <b>Certificate for Apartment Maintenance Technicians</b> " an ANSI accredited certification delivered by local affiliates in partnership with the National Apartment Association Education Institute.	<a href="http://www.naahq.org/learn/education/certification-for-apartment-maintenance-technicians">http://www.naahq.org/learn/education/certification-for-apartment-maintenance-technicians</a>
If CAMT® is required, it is believed that any technician performing the repairs would need to possess the certification, and not simply be supervised by a CAMT®.	(See link to HB0535 above.)
\$1000 max (referenced above) is for repair/replacement parts only. Maintenance Technician (CAMT®) labor costs are not monitored or subject to inclusion in repair cost threshold.	(See link to HB0535 above.)

*Disclaimer: The information contained in this document is intended to answer general questions, is not a legal opinion, and has not been vetted by an attorney. It is designed to be a guide to better inform association members of potential federal, state, and local requirements for common onsite HVAC and water heater maintenance tasks/needs. You should always seek the advice of an expert when determining your internal company policies and procedures. AAGO Contact: Johnmichael Fernandez, Local Government Affairs Manager [Johnmichael@faahq.org](mailto:Johnmichael@faahq.org) or 407-960-2910. This document may not be altered or reproduced without the expressed written permission of the Apartment Association of Greater Orlando, Inc.*

