

Sent: Monday, October 5, 2026 7:58 AM

Subject: Public Inquiry Issue Assigned To You

The original inquiry is as follows:

10/4/2026 11:18:02 AM	Byrd, Julian (jbyrd12193@gmail.com)	I had a bad experience with the Orange County DPA Program, which is funded by SHIP. One of the frustrations I had was they required repairs to be done before closing. I said that HUD does not require repairs to be done before closing when using HOME funds for DPA loans, so the County should change the rules to have the repairs completed within 6 months of closing. The Program Supervisor stated that, "it is an internal policy that applicable repairs be completed prior to closing" and "this is a requirement that Orange County is entitled to establish and enforce as part of its program and fiscal oversight." Since Florida real estate transactions are sold "As-Is", sellers are not required to make or permit any repairs before closing. Maybe the County is "entitled" to require repairs before closing, but it just makes it a burden for the buyer and the seller. For this reason, I am asking you to consider making a rule that repairs are to be done within 6 months of closing.
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