



Cornerstone Homebuyers Expands "Sell House With Code Violation" Service Throughout Florida As Distressed Property Market Grows

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Cornerstone Homebuyers announces the expansion of specialized services for Florida homeowners facing properties with code violations, responding to growing challenges in the state's distressed property market. The Miami-based property investment company and real estate consultant now provides direct purchase solutions for homes with unresolved code enforcement issues across Florida's four major regions.

Florida posted the nation's highest foreclosure rate in October 2025, with one in every 1,829 homes facing foreclosure proceedings, according to ATTOM Data Solutions. The increase in distressed properties has created corresponding challenges for homeowners dealing with code violations that complicate traditional sales processes. There were 36,766 U.S. properties with some type of foreclosure filing in October, representing a 19 percent jump from October 2024.

Cornerstone Homebuyers, which celebrated 16 years in business earlier this year, specializes in buying

houses for cash throughout Florida regardless of code compliance status. The company's code violation services address properties with municipal citations, unpermitted work, permit issues, and other enforcement actions that typically prevent conventional real estate transactions.

"Florida homeowners dealing with code violations face significant barriers when attempting traditional sales," said Ellie Verdura, Founder and CEO of Cornerstone Homebuyers. "Code violations can derail financing, delay closings, and require expensive remediation that many sellers cannot afford. As cash home buyers, Cornerstone Homebuyers buys houses in as is condition, including those with active code enforcement cases, allowing homeowners to move forward without the burden of costly compliance work."

Code enforcement liens in Florida carry unique complications under state law. A certified copy of an order imposing fines may be recorded in public records and thereafter constitutes a lien against the property of vacant land on which the violation exists and any other real or personal property owned by the violator in the county. This provision means code violations on one property can encumber other properties owned by the same individual within the same county, creating complex title issues for homeowners.

Florida municipalities have authority to impose fines up to \$500 per day for code violations under Florida Statutes Chapter 162, with penalties accumulating until compliance is achieved. These daily fines create mounting financial pressure on property owners who cannot afford immediate remediation, particularly for inherited properties or homes acquired through foreclosure with existing violations.

The company's experience extends to properties requiring home repairs to meet municipal standards, homes with expired permits or work without permits, properties cited for structural issues, and homes with unsafe structure or under demolition orders. Cornerstone Homebuyers works with properties that traditional buyers and conventional financing typically cannot accommodate due to code compliance requirements.

Real estate represents 75 percent of all assets that go through probate in Florida, with the probate process typically requiring six to nine months for completion. Inherited properties frequently involve code violation issues when homes have been vacant or unmaintained during estate proceedings. Property title records must show all existing liens or mortgages paid before sale completion, adding complexity when code enforcement liens are present.

"We buy houses throughout Florida and some face code enforcement challenges, from properties with permit violations to homes requiring extensive clean-outs to meet municipal standards," Verdura added. "We can typically close in 7-21 days, which may help some homeowners who need to sell their house fast and cannot wait for lengthy compliance processes or traditional market timelines."

Municipal code violations encompass a wide range of issues affecting Florida properties. Common violations

include unpermitted additions or renovations, properties cited for unsafe structures, homes with expired construction permits, properties under demolition orders due to structural concerns, and homes requiring significant work to meet current building codes. Each violation type creates specific challenges for property owners attempting conventional sales.

Cornerstone Homebuyers provides cash offers for houses within 24 hours of property evaluation. The company typically covers standard seller closing costs and handles all aspects of the transaction, including coordination with municipal code enforcement departments when necessary. This approach eliminates common obstacles that prevent distressed property sales through traditional channels.

The expansion of code violation services complements Cornerstone Homebuyers' existing expertise in complex property situations. The company purchases homes throughout South Florida, Central Florida, Southwest Florida, and North Florida, serving homeowners in Miami, Fort Lauderdale, West Palm Beach, Orlando, Tampa, Naples, Fort Myers, Jacksonville, Sarasota and most other areas in Florida.

Florida homeowners seeking to sell properties with code violations, can call the company or complete a brief web form with property address and contact information to receive a no-obligation cash offer.

Cornerstone Homebuyers is a Miami-based real estate consultant and property investment company established in 2009. Founded on principles of transparency and market expertise, and as a company that buy houses for cash, Cornerstone Homebuyers serves homeowners throughout Florida's four major regions seeking alternatives to traditional real estate transactions. The company has completed over 500 residential property transactions and maintains an A+ Better Business Bureau rating since 2021.

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Cornerstone Homebuyers Inc

Cornerstone Homebuyers is company that buys houses in Miami and throughout Florida. As cash home buyers, we buy houses as is, so no repairs & no fees. We make you a fair cash offer so you'll sell your house fast for cash. Cash for houses is what we do!

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