

Baldwin's Ohio Handbook Series

OHIO CONDOMINIUM LAW

by Charles T. Williams

2025–2026 Edition

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INTRODUCTION TO 2025-2026
EDITION OF OHIO CONDOMINIUM LAW
(BALDWIN'S OHIO HANDBOOK SERIES)

Ohio Condominium Law contains a thorough discussion on a wide range of topics affecting condominium owners, condominium associations and real estate practitioners. The 2025-2026 Edition of Ohio Condominium Law replaces the 2024-2025 Edition in its entirety.

HIGHLIGHTS

- Need for acceptability check upon condominium unit owner's death (*Tattershall One Condominium Unit Owners' Association v. Marks*, § 16:21)
- Mandatory arbitration (*Leveque 41, LLC v. Leveque Tower Condominium Association, Inc.*, § 33:2)
- New section on display of flags by condominium owners (§ 33:18)
- Updates to Ohio Revised Code Chapter 5311 in Part VII

Thank you for subscribing to *Ohio Condominium Law*. We hope you find this book an invaluable tool for your practice.

Charles T. Williams

Dedication

To Susan, Nathan, and Robin,
who have listened patiently to all the condominium stories.

- Chas Williams

About the Authors

Charles T. Williams is a native of Columbus, Ohio, a veteran of the Vietnam War, and 1974 graduate of Boston College Law School. Mr. Williams was a principal of his firm of Williams & Strohm, LLC. He is a member of the Ohio and Columbus Bar Associations, and is admitted to practice in all Ohio courts and the Supreme Court of the United States. Mr. Williams focuses his practice in the areas of condominium and homeowners association law and real estate law, generally. Mr. Williams is a past Chairman of the Real Property Law Committee of the Columbus Bar Association, past President of the Central Ohio Community Associations Institute, and Member of the Columbus Bar Association's Condominium Act Review Committee. Mr. Williams is a fellow of the College of Community Association Lawyers and has been a frequent lecturer on subjects concerning condominium and homeowners associations. Mr. Williams is married with two children and enjoys music, bicycling, cooking and politics.

Acknowledgment

Publisher wishes to acknowledge the contributions of Kenton L. Kuehnle up through and including the 2024-2025 Edition of this work. Kenton L. Kuehnle received his undergraduate degree from Augustana College (Rock Island, Illinois) and his JD from Duke School of Law. He was an active member of the Ohio State Bar Association's specialization committees in the areas of "Business, Commercial, and Industrial Real Property Law" and "Residential Real Property Law". He has served as chairman of the Real Property Section of the Ohio State Bar Association and the Real Property Committee of the Columbus Bar Association, and has coordinated CLE programs for the real property institutes for those associations, as well as the institute planning committee for the regional law conference of the International Council of Shopping Centers. Ken was inducted into the American College of Real Estate Lawyers and had been recognized in "Best Lawyers in America" and "Ohio Super Lawyers". Kenton L. Kuehnle died May 2025.

Preface

Ohio has its own, distinctive, system of condominium law. While there exist many treatises dealing with the condominium system of ownership generally, differences in the laws from state to state render those volumes unreliable for predicting the law of a particular jurisdiction. The greater the deviations which the local law of any state take from the norm, the greater the need for a study of the law which is tailored to the particular state in question.

Ohio has a unique quagmire of legislative provisions which render books about condominium law generally inadequate. While some concepts run consistently through the law of condominiums, it is impossible to know when and where those concepts will be abandoned to account for nuances in state statutes. The purpose of this book is to present a sweeping treatment of condominium law, specifically tailored for the many, many differences necessitated by Ohio statutes.

Ohio started, innocently enough, by adopting a generic “first generation” statute which “enabled” the condominium concept to be utilized (and financed with loans made from, or guaranteed by, secondary market agencies). With the advent of consumer protection, national experts began working on a “uniform” condominium act which would incorporate the best concepts into a coherent, consistent (from state to state) body of law, from which, it is hoped, a dependable collection of case law would evolve which would make it easier for all states following the “uniform” act to predict the outcome of controversies in their own states.

Rather than throw in with this enterprise, Ohio attempted to graft the concepts of the consumer protection movement onto the end of the Ohio statutory scheme in 1978. The results were underwhelming in effectiveness and overwhelming in contradictions, complexity and oversights. The 2004 amendment to the condominium statute addressed a tremendous number (but not all) of the problems, but still presents Ohio with a unique statutory scheme, increasing the need for a comprehensive volume on condominium law tailored to the distinctive condominium practice in Ohio.

Charles T. Williams

Columbus, Ohio



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