

Law of Condominium Operations 2024 Revision

This release of the *Law of Condominium Operations* includes discussions of recent statutory and caselaw developments in condominium law on topics such as:

- Statutory definitions (see § 1:2);
- Condominium documents (see § 1:24);
- Construction of condominium documents (see § 1:25);
- Reasonableness standard (see § 1:26);
- Conveyance or encumbrance of common elements (see § 1:43);
- Termination of condominium status and forced sale of units (see § 1:49);
- Fiduciary relationship of directors to association (see § 2:5);
- Board's duty to act (see § 2:24);
- Business judgment rule (see § 2:30);
- Liens and foreclosures (see § 2:34);
- Laches (see § 4:46);
- Common elements versus limited common elements (see § 4:70);
- Condominium conversions (see § 4:60);
- Assessments used to pay common expenses (see § 5:3);
- Alterations, modifications, additions, improvements, maintenance, repairs and replacements (see § 5:8);
- Association ability to foreclose (see § 5:37);
- Manner of foreclosure (see § 5:48);
- Tax liens (see § 5:60);
- Potential liability of association (see § 6:14);
- Slip and fall injury cases (see § 6:15);
- Introduction (see § 9:16);
- Mitigation of damages (see § 9:37);
- Limitation periods (see § 9:38);
- Who may amend declaration (see § 11:5);
- Unanimous consent required (see § 11:13);
- Change in plat/plan (see § 11:14);

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- Other applicable state laws (see § 12:10);
- Use restrictions and right of first refusal (see § 13:25);
- Restrictions on alterations (see § 13:27);
- Prevailing on part of claim (see § 14:41);
- Ownership of common areas (see § 15:13);
- Transient lodging (see § 15:21);
- Compliance with condominium statutes (see § 15:32)
and
- Compliance with condominium documents (see § 15:33).