

Baldwin's Ohio Handbook Series

OHIO CONDOMINIUM LAW

By Charles T. Williams

&

**Jesse M. Kanitz and Kimberly M. Sutter
Williams & Strohm, LLC**

2026–2027 Edition

Issued in November 2026



Thomson Reuters™

For Customer Assistance Call 1-800-328-4880

© 2026 Thomson Reuters

This publication was created to provide you with accurate and authoritative information concerning the subject matter covered; however, this publication was not necessarily prepared by persons licensed to practice law in a particular jurisdiction. The publisher is not engaged in rendering legal or other professional advice and this publication is not a substitute for the advice of an attorney. If you require legal or other expert advice, you should seek the services of a competent attorney or other professional.

Nothing contained herein is intended or written to be used for the purposes of 1) avoiding penalties imposed under the federal Internal Revenue Code, or 2) promoting, marketing or recommending to another party any transaction or matter addressed herein.

For authorization to photocopy, please contact the **Copyright Clearance Center** at 222 Rosewood Drive, Danvers, MA 01923, USA, <http://www.copyright.com>, Toll-Free US +1.855.239.3415; International +1.978.646.2600 or **Thomson Reuters Copyright Services** at 2900 Ames Crossing Rd, Suite 100, Eagan, MN 55121, USA or copyright.west@thomsonreuters.com. Please outline the specific material involved, the number of copies you wish to distribute and the purpose or format of the use.

American Law Reports; Corpus Juris Secundum; Federal Reporter; Federal Rules Decisions; Federal Supplement; Ohio Jurisprudence; Ohio Reports; United States Code Annotated; USCA; Westlaw; West's; West's Supreme Court Reporter; WIN; and Wright & Miller, Federal Practice & Procedure are trademarks registered in the U.S. Patent and Trademark Office.

Baldwin's; Baldwin's Ohio Administrative Code, Approved Edition; Baldwin's Ohio Legislative Service Annotated; Baldwin's Ohio Monthly Record; Baldwin's Ohio Practice Series; Code News; KeyCite; Merrick-Rippner; Ohio Unreported Appellate Decisions; and Westlaw Is Natural are trademarks.

ISBN # 979-8-350-26699-3

INTRODUCTION TO 2026-2027
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 2026–2027 Edition of Ohio Condominium Law replaces the 2025–2026 Edition in its entirety. Please note that the Forms on CD-ROM that previously accompanied this pamphlet has been discontinued, and no further CD-ROM updates will be produced. Forms material appearing in Ohio Condominium Law continues to be available in electronic format on Westlaw and eBook.

HIGHLIGHTS

- Association-- Corporate Transparency Act (§ 6:2)
- Restrictions on leasing and use restrictions on units (*Wishnosky v. Harbour Light 1 Condominium Association, Inc.*, § 24:1)
- Solar energy collection devices (*Horne v. Adena Pointe Homeowners Association, Inc.*, § 30:3)
- Dangerous and vicious dogs (Avery's Law, R.C. 955.01 et seq. §§ 33:11)

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

Charles T. Williams
&
Jesse M. Kanitz
Kimberly M. Sutter
Williams & Strohm, LLC

Columbus, Ohio

Dedication

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

- Chas Williams

About the Authors

Charles T. Williams (Chapters 31 to 36) 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.

Jesse M. Kanitz (Revisions and Additions to Chapters 16 to 30) is partner with the firm of Williams and Strohm, LLC. Mr. Kanitz is a past president of the Central Ohio Chapter of CAI (Community Association Institute) and has been a longstanding member of CAI, as well as the Ohio Bar Association. Mr. Kanitz is a graduate of the Ohio State Moritz College of Law and received both a master's and bachelor's degree from The Ohio State University. Mr. Kanitz actively represents community associations throughout Ohio. In addition to his practice, Mr. Kanitz frequently speaks on topics related to community associations, and he has presented for The Supreme Court of Ohio Judicial College, Ohio State Bar Association, Columbus Bar Association, and various others groups.

Kimberly M. Sutter (Revisions and Additions to Chapters 1-15) is Of Counsel with the firm of Williams & Strohm LLC. Ms. Sutter is a Cleveland native and 2003 graduate of Cleveland Marshall College of Law at Cleveland State University. She is licensed to practice law in Ohio and Indiana. Ms. Sutter is a Fellow of the College of Community Association Lawyers and is a frequent lecturer on subjects concerning condominium and homeowners associations. As a longstanding member of the Community Associations Institute and member of the Bar of two states, Ms. Sutter strives to educate community leaders, community business partners, and other lawyers on all matters related to community associations.

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
&
Jesse M. Kanitz
Kimberly M. Sutter
Williams & Strohm, LLC

Columbus, Ohio