

CALIFORNIA COMMON INTEREST DEVELOPMENTS: LAW AND PRACTICE

A Guide to California Common Interest
Development and Community Association Law

2026 EDITION
Issued in August 2026

By

JOHN PAUL HANNA
1932-2025

and

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THE EXPERT SERIES

Volume 1

Chapters 1 to 17



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2026 Preface and Acknowledgments

The late John Hanna and co-author David Van Atta have endeavoured to bring together, in this book, the statutes, regulations, and cases that define and govern the ownership, development, sale, use and governance of common interest developments in California.

The major emphasis is on the development, sale and operations of common interest developments for residential purposes as provided in the Davis-Stirling Common Interest Development Act, found at Civil Code §§ 4000 et seq., with some discussion of commercial common interest properties, particularly with references to the Commercial and Industrial Common Interest Development Act, found at Civil Code §§ 6500 et seq.

Major portions of the work are devoted to the administration, management, and operation of residential and commercial property owners' associations.

Substantial discussion is provided in Chapter 12 on the legal requirements for the development of residential and commercial development projects in the state of California, including, but not limited to the Affordable Housing Act, zoning laws, Land use requirements and limitations and other legal requirements for development of projects in the state. The California legislature continues in its attempt to encourage affordable housing developments; Chapter 12 has been further revised to update the discussion of this issue.

Although California real estate attorneys will be the principal users of this work, it is also designed to be useful to community associations, both residential and commercial, and their officers, directors, and members. Other professionals should also find this work useful, including title insurance officers, civil engineers, land surveyors, land planners, lenders, property and community association managers, and other professionals operating in the fields of real estate development, real estate finance, and insurance.

This work includes both the law (relevant statutes, regulations, and cases) and a useful guide to the practitioner. In addition, many forms are included for reference by developers, attorneys, and property owners' associations and their members. Several of the forms are annotated and contain alternative provisions to make them more flexible and easier to use. A detailed table of contents and index will quickly lead the reader to the

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About the Authors

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David Van Atta has co-authored this work since 1980 with the late John Hanna. He is a graduate of the University of California at Berkeley (A.B. 1966) and University of California College of the Law, San Francisco (formerly Hastings College of the Law) (J.D. 1969). He is a member of the State Bar Real Property Section (past chair, condominium cooperative housing and subdivision committee; vice chair, executive committee); the Home Building Association of Northern California (past chair, Department of Real Estate committee; Director, South Bay Division); the Urban Land Institute (member, district council executive committee; past chair, program committee); American College of Real Estate Lawyers (Board of Governors and Secretary); the College of Community Association Lawyers, the Anglo American Real Property Institute (Board of Governors and Treasurer) and Lambda Alpha International Land Economics Society. He served as an adjunct professor at Golden Gate University School of Law and a frequent lecturer for California Continuing Education of the Bar and the American College of Real Estate Lawyers. He was involved with the select committee regarding the legislation that resulted in the Davis-Stirling Common Interest Development Act.

JOHN PAUL HANNA

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