

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

pertinent section(s) of the text and forms.

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