

HOUSE No. 1274

By Mr. Patrick of Falmouth, petition of Matthew C. Patrick relative to the division of interest in common areas and facilities of condominiums. Housing.

The Commonwealth of Massachusetts

In the Year Two Thousand and Seven.

AN ACT RELATIVE TO CONDOMINIUM OWNERS INTEREST IN COMMON AREAS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 5 of Chapter 183A of the General Laws, as
2 appearing in the 2000 Official Edition, is hereby amended by
3 striking out subsection (a) and inserting in place thereof the
4 following subsection:—

5 (a) Each unit owner shall be entitled to 1 vote per unit owned in
6 all business related to the condominium association.

1 SECTION 2. Subsection (b) of said Section 5 of said Chapter
2 183A, as so appearing, is hereby amended by striking out paragraph
3 (1) and inserting in place thereof the following paragraph:—

4 (1) Each unit owner's interest in the common areas and facilities
5 as expressed in the master deed shall not be altered without a
6 majority vote of all unit owners. The vote per unit shall not be sepa-
7 rated from the unit to which it appertains, and shall be deemed to be
8 conveyed or encumbered with the unit even though such interest is
9 not expressly mentioned or described in the conveyance or other
10 instrument. The granting of an easement by the organization of unit
11 owners, or the designation or allocation by the organization of unit
12 owners, or the designation or allocation by the organization of unit
13 owners of limited common areas and facilities, or the withdrawal of
14 a portion of the common areas and facilities, all as provided for in
15 this subsection, shall not be deemed to affect or alter the interest of
16 any unit owner.