

HOUSE No. 1234

The Commonwealth of Massachusetts

In the Year Two Thousand Nine

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 appearing in the 2000
2 Official Edition, is hereby amended by striking out subsection (a) and inserting in place thereof
3 the following subsection:—(a) Each unit owner shall be entitled to 1 vote per unit owned in all
4 business related to the condominium association.

5 SECTION 2. Subsection (b) of said Section 5 of said chapter 183A, as so appearing, is
6 hereby amended by striking out paragraph (1) and inserting in place thereof the following
7 paragraph:—(1) Each unit owner’s interest in the common areas and facilities as expressed in the
8 master deed shall not be altered without a majority vote of all unit owners. The vote per unit
9 shall not be separated from the unit to which it appertains, and shall be deemed to be conveyed
10 or encumbered with the unit even though such interest is not expressly mentioned or described in
11 the conveyance or other instrument. The granting of an easement by the organization of unit
12 owners, or the designation or allocation by the organization of unit owners, or the designation or
13 allocation by the organization of unit owners of limited common areas and facilities, or the

- 14 withdrawal of a portion of the common areas and facilities, all as provided for in this subsection,
- 15 shall not be deemed to affect or alter the interest of any unit owner.