

1 **CONDOMINIUM OWNERSHIP ACT MODIFICATIONS**

2 2011 GENERAL SESSION

3 STATE OF UTAH

4 **Chief Sponsor: Ryan D. Wilcox**

5 Senate Sponsor: J. Stuart Adams

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**LONG TITLE**

7 **General Description:**

8 This bill modifies the Condominium Ownership Act.

9 **Highlighted Provisions:**

10 This bill:

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- 12 ▶ modifies requirements relating to the keeping and availability of condominium
- 13 records; and

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- 15 ▶ makes those requirements apply, during the period of declarant control, to the
- 16 declarant or other selected by the declarant.

17 **Money Appropriated in this Bill:**

18 None

19 **Other Special Clauses:**

20 None

21 **Utah Code Sections Affected:**

22 AMENDS:

23 **57-8-17**, as enacted by Laws of Utah 1963, Chapter 111

24 *Be it enacted by the Legislature of the state of Utah:*

25 Section 1. Section **57-8-17** is amended to read:

26 **57-8-17. Records of receipts and expenditures -- Availability for examination.**

27 (1) As used in this section, "management committee" includes, during the period of



28 control described in Subsection 57-8-16.5(1):

29 (a) the declarant; or

30 (b) the managing agent or other person selected by the declarant to exercise powers and  
31 responsibilities otherwise assigned by the declaration or this chapter to the unit owners'  
32 association, its officers, or the management committee, if the declarant has selected a managing  
33 agent or other person to exercise those powers and responsibilities.

34 (2) The manager or management committee shall:

35 (a) keep detailed, accurate records in chronological order, of the receipts and  
36 expenditures affecting the common areas and facilities, specifying and itemizing the  
37 maintenance and repair expenses of the common areas and facilities and any other expenses  
38 incurred[. Records and the vouchers authorizing the payments involved shall be]; and

39 (b) make those records available for examination by [the] any unit [owners] owner at  
40 convenient hours of weekdays no later than 14 days after the unit owner makes a written  
41 request to examine the records.

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**Legislative Review Note**  
as of 2-2-11 2:04 PM

**Office of Legislative Research and General Counsel**