

183 A] which is created by the recording of a declaration and a condominium plat that describes the
 184 unit boundaries.

185 (b) "Unit" includes one or more rooms or spaces located in one or more floors or a
 186 portion of a floor in a building.

187 (c) "Unit" includes a convertible space [shall be treated as a unit], in accordance with
 188 Subsection 57-8-13.4(3). [A proposed condominium unit under an expandable condominium
 189 project, not constructed, is a unit two years after the date the recording requirements of Section
 190 57-8-13.6 are met.]

191 ~~[(37)]~~ (38) "Unit number" means the number, letter, or combination of numbers and
 192 letters designating the unit in the declaration and in the record of survey map.

193 ~~[(38)]~~ (39) "Unit owner" means the person or persons owning a unit in fee simple and
 194 an undivided interest in the fee simple estate of the common areas and facilities in the
 195 percentage specified and established in the declaration or, in the case of a leasehold
 196 condominium project, the person or persons whose leasehold interest or interests in the
 197 condominium unit extend for the entire balance of the unexpired term or terms.

198 Section 2. Section **57-8-24** is amended to read:

199 **57-8-24. Common profits, common expenses, and voting rights -- Unit --**
 200 **Unconstructed unit.**

201 ~~[The common profits of the property shall be distributed among, the common expenses~~
 202 ~~shall be charged to, and the voting rights shall be available to, the unit owners according to~~
 203 ~~their]~~

204 (1) A unit is created by the recording of the declaration and a condominium plat that
 205 describes the unit.

206 (2) An association of unit owners shall, according to each unit owner's respective
 207 percentage or fractional undivided interests in the common areas and facilities[-]:

208 (a) distribute the property's common profits among the unit owners;

209 (b) ~~H~~→ **except as otherwise provided in the declaration for unconstructed units,** ←~~H~~
 209a assess the unit owners the property's common expenses; and

210 (c) make voting rights available to the unit owners.

211 (3) (a) After the recording of a condominium project's declaration, an unconstructed
 212 unit is a unit for the purposes of the declaration and this chapter, including:

213 (i) allocation of undivided interests in the common areas and facilities in accordance