



Reserve Study/Funding Laws for Condominium Associations

State	Relevant State Condominium Statute	Public Offering statement requirement	Reserve “study” requirement for declarant	Reserve funding requirement for declarant	Reserve “study” requirement for condominium association under homeowner control	Budget disclosure requirement for condominium association	Resale disclosure requirement for condominium association	Funding requirement for condominium association
Alabama	Alabama Uniform Condominium Act of 1991 (applies to condominiums established after 1/1/1991)	Yes	No	No	No	Yes	Yes	No
Alaska	Alaska Uniform Common Interest Ownership Act (applies to all CICs – condos, planned communities or coops established after 1/1/1986)	Yes	No	No	No	Yes	No	No
Arizona	Arizona Condominium Act (applies to all condominiums)	No	No	Yes	No	Yes	Yes	No
Arkansas	Arkansas Horizontal Property Act	No	No	No	No	No	No	No

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California	Davis-Stirling Common Interest Development Act	No	Yes	No	Yes, once every three years	Yes	Yes	No
Colorado	Colorado Common Interest Ownership Act (CCIOA – applies to condominiums established after 7/1/1992)	Yes	No	no	Yes, adoption of a policy regarding reserves is required	No	No	No
Connecticut	Connecticut Common Interest Ownership Act (applies to condominiums established after 1/1/1984)	Yes	No	No	No	Yes	Yes	Yes
Delaware	Delaware Uniform Common Interest Ownership Act (applies to condominiums established after 9/30/2009)	Yes	Yes	Yes	Yes, every five years	Yes	Yes	Yes, annual budget must include Reserve contributions “sufficient” to achieve the level of funding in the reserve study
District of Columbia	District of Columbia Condominium Act (applies to condominiums established after 3/29/1977)	Yes	No	No	No	Yes	Yes	No

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Florida	Florida Condominium Act	Yes	Yes	Yes	Yes. Milestone inspections to be performed every 10 years starting from when the building reaches age 25. Building must have at least 3 floors above ground. If defects are identified, a second phase milestone inspection is required within 180 days of receipt of written notice. Repairs must commence within 365 days of the second phase milestone inspection.	Yes	Yes	Yes, requires full funding reserves. Annual budgets shall include reserve accounts for items with a replacement cost exceeding \$10,000, determined by the association's most recent reserve study, or based on an estimated remaining useful life and estimated cost of replacement.
Georgia	Georgia Condominium Act (applies to condominiums established after 10/1/1975)	No	No	No	No	Yes	Yes	No
Hawaii	Hawaii Condominium Property Act	No	No	No	Yes, required annually	Yes	Yes	Yes, baseline funding, or a threshold minimum 50% funded. Full funding is encouraged, but not required.

Idaho	Idaho Condominium Property Act	No	No	No	No	No	No	No
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Illinois	Illinois Condominium Property Act	No	No	No	No	Yes	Yes	Yes, law requires establish and maintain a reasonable reserve account however, association may waive if not in instruments
Indiana	Indiana Condominium Act	No	No	No	No	No	No	No
Iowa	Iowa Horizontal Property Act	No	No	No	No	No	No	No
Kansas	Kansas Uniform Common Interest Owners’ Bill of Rights Act	No	No	No	No	No	No	No
Kentucky	Kentucky Condominium Act (applies to condominiums established after 1/1/2011)	No	No	No	No	Yes	No	No
Louisiana	Louisiana Condominium Act	Yes	No	No	No	Yes	Yes	No
Maine	Maine Condominium Act (applies to condominiums established after 1/1/1983)	Yes	No	No	No	Yes	Yes	No

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Maryland	Maryland Condominium Act	Yes	No	No	Yes, replacement reserve studies must be updated at least once every five years for all associations. <i>* the requirement to obtain and fund replacement reserve studies applicable to condominiums, cooperatives and homeowners associations statewide, effective October 1, 2022. Community associations who have not obtained a replacement reserve study (or update) since October 1, 2016, will be required to do so within one year of the effective date of the statute.</i>	Yes	Yes	Yes, any increased funding recommendations made in the updated reserve studies must be fully funded in the first budget cycle following receipt of the updated study.
Massachusetts	Massachusetts Condominium Statute	No	No	No	No	No	No	Yes, annual budget requires associations to provide an adequate portion toward reserves funds, but 2/3 vote of

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								owners can opt out of this requirement at annual meetings
Michigan	Michigan Condominium Act	No	No	No	No	Yes	No	Yes, must be at least 10% of total budget
Minnesota	Minnesota Uniform Condominium Act (applies to condominiums established after 8/1/1980)	No	No	No	No	Yes	yes	Yes, annual budget required to provide for ‘adequate’ reserves
Mississippi	Mississippi Condominium Law	No	No	No	No	No	No	No
Missouri	Missouri Uniform Condominium Act (applies to condominiums established before 9/28/1983)	Yes	No	No	No	Yes	Yes	No
Montana	Montana Unit Ownership Act	No	No	No	No	No	No	No
Nebraska	Nebraska Condominium Act (applies to condominiums established 1/1/1984)	Yes	No	No	No	Yes	Yes	No

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Nevada	Nevada Uniform Common-Interest Ownership Act	Yes	Yes	Yes	Yes, at least every five years	Yes	Yes	Yes, must establish adequate reserves, funded on a “reasonable basis”
New Hampshire	New Hampshire Condominium Act (applies to condominiums established after 9/10/1977)	Yes	No	No	No	Yes	Yes	No
New Jersey	New Jersey Condominium Act (applies to condominiums established after 1/7/1970)	No	No	Yes - requires a <i>letter of adequacy</i> from the preparer of the study	No	No	No	No
New Mexico	New Mexico Condominium Act (applies to condominiums established after 5/19/1982)	Yes	No	No	No	Yes	Yes	No
New York	New York Condominium Act	No	No	No	No	No	No	No, but board must disclose reserve components
North Carolina	North Carolina Condominium Act (applies to condominiums)	Yes	No	No	No	Yes	Yes	No

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	established after 10/1/1986)							
North Dakota	North Dakota Condominium Ownership of Real Property	No	No	No	No	No	No	No
Ohio	Ohio Condominium Property Act	No	No	No	No	No	No	Yes, board shall adopt and amend reserves in the amount adequate to repair and replace major capital items in the normal course of operations without necessity of special assessments, provided that the amount set aside annually for reserves shall not be less than 10% of the budget for that year unless the reserve requirement is waived annually by the unit

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								owners exercising not less than a majority of the voting power of the unit owners association.
Oklahoma	Oklahoma Unit Ownership Estate Act	No	No	No	No	No	No	No
Oregon	Oregon Condominium Act	Yes	Yes, the declarant, on behalf of a homeowners association, shall conduct an initial reserve study, prepare an initial maintenance plan and establish a reserve account.	Yes	Yes, annually conduct a study or review the current one	Yes	No	Yes, however, the board of directors, with the approval of all owners, may elect not to fund the reserve account for the following year.
Pennsylvania	Pennsylvania Uniform Condominium Act (applies to condominiums established after 7/2/1980)	Yes	No	No	No	Yes	Yes	No

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Rhode Island	Rhode Island Condominium Act (applies to all condominiums established after 7/1/1982)	Yes	No	No	No	Yes	Yes	No
South Carolina	South Carolina Horizontal Property Act	No	No	No	No	No	Yes	No
South Dakota	South Dakota Condominium Law	No	No	No	No	No	No	No
Tennessee	Tennessee Condominium Act of 2008 (applies to condos established after 1/1/2009)	No	No	No	Yes, no less than every 5 years. Mandatory studies by Jan 1, 2024 if no reserve study was conducted on or after Jan 1, 2023.	No	No	No
Texas	Texas Uniform Condominium Act (applies to condos established after 1/1/1994)	Yes	No	No	No	Yes	Yes	No
Utah	Utah Condominium Ownership Act	No	No	No	Yes, no less than every 2 years	Yes	Yes	No
Vermont	Vermont Condominium Ownership Act	Yes	No	No	No	Yes	Yes	No
Virginia	Virginia Condominium Act (applies to condominiums)	Yes	No	No	Yes, every 5 years	Yes	Yes	No, board should review funds annually to determine if sufficient

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	established after 7/1/1974)							
Washington	Washington Condominium Act (applies to condominiums established after 7/1/1990)	Yes	No	No	Yes, unless doing so would impose an unreasonable hardship, the association shall update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional.	Yes	Yes	No
West Virginia	West Virginia Uniform Common Interest Ownership Act (applies to condos established after 7/1/1986)	Yes	No	No	No	Yes	Yes	No
Wisconsin	Wisconsin Condominium Ownership Act	No	No	Yes, the declarant of a condominium that is created on or after November 1, 2004, shall establish a statutory reserve account when the condominium is	No	Yes	Yes	No, but reserve accounts must be established

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				created and shall execute a statutory reserve account statement. The declarant shall determine the annual amount to be assessed unit owners for reserve funds				
Wyoming	Wyoming Condominium Ownership Act	No	No	No	No	No	No	No

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