



## Declarant Transition State Statutes

*Compiled August 2025*

### **Summary/Key Findings:**

- Out of 51 states plus DC, 29 States plus DC have statutes that set specific timeframes
- CO, KY, MN, MO, NC, NH, RI, WA, WV all follow the UCIOA model of convening a board with at least 25% of seats allocated to unit owners not more than 60 days after 25% of units have sold. TN implements this requirement after 120 days.
- AZ, CO, CT, DC, GA, KY, MN, MO, NC, NM, OR, PA, RI, TN, TX, UT, VT, WA all have statutory formulas for determining when a period of declarant control ends, based on both the time passed since development rights were exercised and the percentage of units sold. AK has a requirement for transition 60 days after the termination of declarant control, while OH has a requirement that transition must occur when 100% of units have been sold.
- DE, KY, LA have state statutes specifying that the period of declarant control must be determined by the declaration. HI's statute requires only that association meetings be held once 40% of units have been sold.
- AZ, CT, DE, LA, MO, NM, RI, VT, WA all have statutes which align with UCIOA's language allowing for a declarant to voluntarily surrender control to an association before the mandated transition.
- KY, NM, OR, PA, WA all have statutes which set different transition rules based on if the community is governed by the state's HOA/planned community act, condominium act, or uniform act.



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
UCIOA	<a href="#">3-103(d)-(f)</a>	Uniform	<p>(1) [60] days after conveyance of [three-fourths] of the units that may be created to unit owners other than a declarant;</p> <p>(2) two years after all declarants have ceased to offer units for sale in the ordinary course of business;</p> <p>(3) two years after any right to add new units was last exercised; or</p> <p>(4) the day the declarant, after giving notice in a record to unit owners, records an instrument voluntarily surrendering all rights to control activities of the association.</p>	<p>(e) Not later than 60 days after conveyance of [one-fourth] of the units that may be created to unit owners other than a declarant, at least one member and not less than 25 percent of the members of the executive board must be elected by unit owners other than the declarant. Not later than 60 days after conveyance of [one-half] of the units that may be created to unit owners other than a declarant, not less than [one-third] of the members of the executive board must be elected by unit owners other than the declarant.</p>	<p>(f) Except as otherwise provided in Section 2-120(i), not later than the termination of any period of declarant control, the unit owners shall elect an executive board of at least three members, at least a majority of whom must be unit owners. Unless the declaration provides for the election of officers by the unit owners, the executive board shall elect the officers. The executive board members and officers shall take office upon election or appointment.</p>	<p>(g) A declaration may provide for the appointment of specified positions on the executive board by persons other than the declarant during or after the period of declarant control. It also may provide a method for filling vacancies in those positions, other than by election by the unit owners. However, after the period of declarant control, appointed members:</p> <p>(1) may not comprise more than [one third] of the board; and</p> <p>(2) have no greater authority than any other member of the board.</p>
AL	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
AK	<a href="#">AS 34.08.340</a>	Uniform	Before or not more than 60 days after the termination of declarant control, the declarant shall relinquish control of the common interest community and the unit owners shall accept control.	No	No	At the same time, the declarant shall deliver to the common interest community all property of the unit owners and of the common interest community held or controlled by the declarant
AR	No relevant statute					



AZ	<a href="#">33-1243</a>	Condo	<p>E. The declaration may provide for a period of declarant control of the association, during which period a declarant or persons designated by the declarant may appoint and remove the officers and members of the board of directors. Regardless of the period provided in the declaration, a period of declarant control terminates not later than the earlier of:</p> <ol style="list-style-type: none"> <li>1. Ninety days after conveyance of seventy-five percent of the units that may be created to unit owners other than a declarant.</li> <li>2. Four years after all declarants have ceased to offer units for sale in the ordinary course of business.</li> </ol>	<p>G. Not later than the termination of any period of declarant control the unit owners shall elect a board of directors of at least three members, at least a majority of whom must be unit owners. The board of directors shall elect the officers. The board members and officers shall take office on election.</p>	No	<p>F. A declarant may voluntarily surrender the right to appoint and remove officers and members of the board of directors before termination of the period prescribed in subsection E of this section, but in that event the declarant may require, for the duration of the period of declarant control, that specified actions of the association or board of directors, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.</p>
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CA	<a href="#">CIV 4230</a>	Uniform	No	No	No	(a) Notwithstanding any provision of the governing documents to the contrary, the board may, after the developer has completed construction of the development, has terminated construction activities, and has terminated marketing activities for the sale, lease, or other disposition of separate interests within the development, adopt an amendment deleting from any of the governing documents any provision which is unequivocally designed and intended, or which by its nature can only have been designed or intended, to facilitate the developer in completing the construction or marketing of the development. However, provisions of the governing documents relative to a particular construction or marketing phase of the development may not be deleted under the authorization of this subdivision until that construction or marketing phase has been completed.
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CO	<a href="#">38-33.3-303</a>	Uniform	<p>(I) The declaration, except a declaration for a large planned community, may provide for a period of declarant control of the association, during which period a declarant, or persons designated by such declarant, may appoint and remove the officers and members of the executive board. Regardless of the period of declarant control provided in the declaration, a period of declarant control terminates no later than the earlier of sixty days after conveyance of seventy five percent of the units that may be created to unit owners other than a declarant, two years after the last conveyance of a unit by the declarant in the ordinary course of business, or two years after any right to add new units was last exercised</p>	<p>(c) If a period of declarant control is to terminate in a large planned community pursuant to subparagraph (II) of paragraph (a) of this subsection (5), the declarant, or persons designated by the declarant, shall no longer have the right to appoint and remove the officers and members of the executive board unless, prior to the termination date, the association approves an extension of the declarant's ability to appoint and remove no more than a majority of the executive board by vote of a majority of the votes entitled to be cast in person or by proxy, other than by the declarant, at a meeting duly convened as required by law. Any such approval by the association may contain conditions and limitations. Such extension of declarant's appointment and removal power, together with any conditions and limitations approved as provided in this paragraph (c), shall be included in an amendment to the declaration previously executed by the declarant.</p>	<p>(6) Not later than sixty days after conveyance of twenty-five percent of the units that may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the executive board must be elected by unit owners other than the declarant. Not later than sixty days after conveyance of fifty percent of the units that may be created to unit owners other than a declarant, not less than thirty-three and one-third percent of the members of the executive board must be elected by unit owners other than the declarant.</p>	<p>(II) The declaration for a large planned community may provide for a period of declarant control of the association during which period a declarant, or persons designated by such declarant, may appoint and remove the officers and members of the executive board. Regardless of the period of declarant control provided in the declaration, a period of declarant control terminates in a large planned community no later than the earlier of sixty days after conveyance of seventy-five percent of the maximum number of units that may be created under zoning or other governmental development approvals in effect for the large planned community at any given time to unit owners other than a declarant, six years after the last conveyance of a unit by the declarant in the ordinary course of business, or twenty years after recordation of the declaration</p>
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CT	<a href="#">Sec. 47-245</a>	Uniform	Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of: (1) Sixty days after conveyance of sixty per cent of the units that may be created to unit owners other than a declarant, except that in the case of a master planned community, control terminates no later than sixty days after conveyance to unit owners other than the declarant of sixty per cent of the maximum number of units that may be built, if that number is specified, or, if no such number is specified, after conveyance to unit owners other than the declarant of three hundred units; (2) two years after all declarants have ceased to offer units for sale in the ordinary course of business; (3) two years after any right to add new units was last exercised; or (4) the date the declarant, after giving notice in a record to unit owners, records an instrument voluntarily surrendering all rights to control activities of the association.	(d) Subject to the provisions of subsection (e) of this section, the declaration may provide for a period of declarant control of the association, during which a declarant, or persons designated by the declarant, may appoint and remove the officers and members of the executive board. A declarant may voluntarily surrender the right to appoint and remove officers and members of the executive board before the period ends. In that event, the declarant may require, during the remainder of the period, that specified actions of the association or executive board, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.	(e) Not later than sixty days after conveyance of one-third of the units that may be created to unit owners other than a declarant, at least one member and not less than one-third of the members of the executive board shall be elected by unit owners other than the declarant.	No
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CT	<a href="#">Sec. 47-74a</a>	Condo	Unit owners other than the declarant shall elect not less than a majority of the members of the board of directors of the unit owners' association not later than five years after the date of the recording of the original declaration, and, prior to the expiration of such five-year period, shall be entitled to elect not less than a majority of the members of the board of directors upon the happening of the earlier of the following two events: (1) Sale by declarant of sixty per cent of the units in the condominium, or (2) completion of seventy-five per cent of the units in the condominium, with some such units having been sold, but no more than six units having been sold in the six-month period preceding the call for an election pursuant to subsection (b) of this section.	No	a) When unit owners other than the declarant own more than one-third of the units in the condominium, they shall be entitled to elect not less than one-third of the members of the board of directors of the unit owners' association.	No
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DC	<a href="#">§ 42-1903.02</a>	Condo	<p>The time limit initially set by the condominium instruments shall not exceed 3 years in the case of an expandable condominium or a condominium containing convertible land, or 2 years in the case of any other condominium containing any convertible land, or 2 years in the case of any other condominium. Such period shall commence upon settlement of the first unit to be sold in any portion of the condominium.</p>	<p>(1) Not later than the time that units to which 25% of the undivided interests in the common elements appertain have been conveyed, the unit owners' association shall cause a special meeting to be held at which not less than 25% of the members of the executive board shall be selected by unit owners other than declarant; and</p> <p>(2) Not later than the time units to which 50% of the undivided interests in the common elements appertain have been conveyed, the unit owners' association shall cause a special meeting to be held at which not less than 33 1/3% of the members of the executive board shall be selected by unit owners other than declarant.</p>	No	No
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DE	<a href="#">§ 81-223</a>	Uniform	(g) The period of declarant control of the association for a master planned community terminates in accordance with any conditions specified in the declaration or otherwise at the time the declarant, in a recorded instrument and after giving written notice to all the unit owners, voluntarily surrenders all rights to control the activities of the association.	No	No	No
FL	No relevant statute					



GA	<a href="#">§ 44-3-232.1</a>	HOA	No	No	No	(b) In the event that the declarant fails to meet one or more of the obligations of this Code section, then any owner, acting individually or jointly with other owners, may send the declarant written notice of the failure to comply with such requirements and provide the declarant a 30 day opportunity to cure the failure; and such notice shall be sent by certified mail or statutory overnight delivery to the declarant's principal office. If the declarant fails to cure any or all deficiencies identified in the notice within 30 days of such notice, then any owner, acting individually or jointly with other owners, shall have standing individually, and not solely through a derivative action, to institute an action in the superior court of the county in which any portion of the property owner's association is located in order to obtain a declaratory judgment to grant the owner or owners control of the association by ordering an election and setting the terms thereof, or issuing any other orders appropriate to transfer control of the association.
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GA	<a href="#">§ 44-3-101</a>	Condo	The expiration of seven years after the recording of the declaration in the case of an expandable condominium or the expiration of three years after the recording of the declaration in the case of any other type of condominium	The declarant's authority to appoint and remove members of the board of directors and officers of the association shall in no event extend beyond and shall in all cases expire immediately upon the occurrence of any of the following:	No	In the event that the declarant fails to meet one or more of the obligations of this subsection, then any owner, acting individually or jointly with other owners, may send the declarant written notice of the failure to comply with such requirements and provide the declarant a 30 day opportunity to cure the failure; and such notice shall be sent by certified mail or statutory overnight delivery to the declarant's principal office. If the declarant fails to cure any or all deficiencies identified in the notice within 30 days of such notice, then any owner, acting individually or jointly with other owners, shall have standing individually, and not solely through a derivative action, to institute an action in the superior court of the county in which any portion of the condominium is located in order to obtain a declaratory judgment to grant the owner or owners control of the association by ordering an election and setting the terms thereof, or issuing any other orders appropriate to transfer control of the association.
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HI	<a href="#">§514B-102</a>	Condo	The first meeting of the association shall be held not later than one hundred eighty days after recordation of the first unit conveyance; provided that forty per cent or more of the project has been sold and recorded. If forty per cent of the project is not sold and recorded at the end of one year after recordation of the first unit conveyance, an annual meeting shall be called if ten per cent of the unit owners so request.	No	No	No
IA	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
ID	No relevant statute					
IL	No relevant statute					
IN	No relevant statute					
KS	No relevant statute					
KY	<a href="#">381.788</a>	HOA	A declaration shall provide a declarant control period and specify the time and manner in which the declarant control period ends	A declarant may surrender the right to appoint and remove officers and directors of the board and relinquish management and control of the association before termination of a declarant control period.	No	No



<p><b>KY</b></p>	<p><a href="#">381.9169</a></p>	<p>Condo</p>	<p>Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of:</p> <p>(a) Sixty (60) days after conveyance of seventy-five percent (75%) of the units which may be created to unit owners other than a declarant;</p> <p>(b) Two (2) years after all declarants have ceased to offer units for sale in the ordinary course of business;</p> <p>(c) Two (2) years after any development right to add new units was last exercised;</p> <p>or</p> <p>(d) Seven (7) years after the first unit was conveyed to a unit owner other than a declarant.</p>	<p>(6) Not later than the termination of any period of declarant control, the unit owners shall elect an executive board of at least three (3) members, a majority of whom shall be unit owners or owners of equity interests in units. The executive board shall elect the officers. The executive board members and officers shall take office upon election.</p>	<p>(5) Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the units which may be created to unit owners other than a declarant, at least one (1) member and not less than twenty-five percent (25%) of the members of the executive board shall be elected by unit owners other than the declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the units which may be created to unit owners other than a declarant, not less than thirty-three and one third percent (33-1/3%) of the members of the executive board shall be elected by unit owners other than the declarant</p>	<p>No</p>
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LA	<a href="#">§1141.22</a>	Uniform	A. The declaration may provide for a period of declarant control of the association, during which a declarant, or persons designated by the declarant, may appoint and remove the officers and directors. A declarant may voluntarily surrender the right to appoint and remove officers and directors before the period ends.	A. The declaration may provide for a period of declarant control of the association, during which a declarant, or persons designated by the declarant, may appoint and remove the officers and directors. A declarant may voluntarily surrender the right to appoint and remove officers and directors before the period ends.	No	No
MA	No relevant statute					





State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
ME	No relevant statute					
MD	No relevant statute					
MI	No relevant statute					



<b>MN</b>	<a href="#">Sec. 515A.3-103</a>	Uniform	Regardless of the period provided in the declaration, a period of declarant control terminates upon surrender of control by the declarant or no later than 60 days after conveyance of 75 percent of the units to unit owners other than a declarant.	Not later than 60 days after conveyance of 50 percent of the units to unit owners other than a declarant not less than 33-1/3 percent of all of the members of the board of directors shall be elected by unit owners other than the declarant.	Not later than the termination of the period of declarant control and thereafter the unit owners shall elect a board of directors of at least three members, at least a majority of whom shall be unit owners or the individual nominees of unit owners other than individuals. The board of directors shall elect the officers. The persons elected shall take office upon election.	No
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MO	<a href="#">Section 448.3-103</a>	Uniform	Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of (1) sixty days after conveyance of seventy-five percent of the units which may be created to unit owners other than a declarant; (2) two years after all declarants have ceased to offer units for sale in the ordinary course of business; or (3) two years after any development right to add new units was last exercised. A declarant may voluntarily surrender the right to appoint and remove officers and members of the executive board before termination of that period, but in that event he may require, for the duration of the period of declarant control, that specified actions of the association or executive board, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.	6. Not later than the termination of any period of declarant control, the unit owners shall elect an executive board of at least three members, at least a majority of whom shall be unit owners. The executive board shall elect the officers. The executive board members and officers shall take office upon election.	Not later than sixty days after conveyance of twenty-five percent of the units which may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the executive board shall be elected by unit owners other than the declarant. Not later than sixty days after conveyance of fifty percent of the units which may be created to unit owners other than a declarant, not less than thirty-three and one-third percent of the members of the executive board shall be elected by unit owners other than the declarant.	No
MS	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
MT	No relevant statute					



NC	<a href="#">G.S. 47F-3-103</a>	Uniform	No	The declaration may provide for a period of declarant control of the association, during which period a declarant, or persons designated by the declarant, may appoint and remove the officers and members of the executive board.	Not later than the termination of any period of declarant control, the lot owners shall elect an executive board of at least three members, at least a majority of whom shall be lot owners. The executive board shall elect the officers. The executive board members and officers shall take office upon election	No
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NC	<a href="#">G.S. 47C-3-103</a>	Condo	Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of: (i) 120 days after conveyance of seventy-five percent (75%) of the units (including units which may be created pursuant to special declarant rights) to unit owners other than a declarant; (ii) two years after all declarants have ceased to offer units for sale in the ordinary course of business; or (iii) two years after any development right to add new units was last exercised	No	Not later than 60 days after conveyance of twenty-five percent (25%) of the units (including units which may be created pursuant to special rights) to unit owners other than a declarant, at least one member and not less than twenty-five percent (25%) of the members of the executive board shall be elected by unit owners other than the declarant. Not later than 60 days after conveyance of fifty percent (50%) of the units (including units which may be created pursuant to special declarant rights) to unit owners other than a declarant, not less than thirty-three percent (33%) of the members of the executive board shall be elected by unit owners other than the declarant.	No
ND	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
NE	No relevant statute					



NH	<a href="#">Section 356-B:40</a>	Condo	No	Not later than the termination of any period of declarant control, the unit owners shall elect a board of directors with at least 3 members, a majority of whom shall be unit owners. Unless the declaration provides for the election of officers by the unit owners, the board of directors shall elect the officers. The members of the board of directors and officers shall take office upon election or appointment.	Not later than 60 days after conveyance of 1/4 of the units that may be created to unit owners other than a declarant, at least one member and not less than 25 percent of the members of the board of directors shall be elected by unit owners other than the declarant. Not later than 60 days after conveyance of 1/2 of the units that may be created to unit owners other than a declarant, not less than 1/2 of the members of the board of directors shall be elected by unit owners other than the declarant.	No
NJ	No relevant statute					





NM	<a href="#">47-7C-3</a>	Condo	<p>Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of:</p> <p>(1) one hundred eighty days after conveyance of ninety percent of the units which may be created to unit owners other than a declarant;</p> <p>(2) two years after all declarants have ceased to offer units for sale in the ordinary course of business; or</p> <p>(3) five years after any development right to add new units was last exercised.</p>	<p>F. Not later than the termination of any period of declarant control, the unit owners shall elect an executive board of at least three members, at least a majority of whom shall be unit owners. The executive board shall elect the officers. The executive board members and officers shall take office upon election.</p>	<p>E. Not later than sixty days after conveyance of fifty percent of the units which may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the executive board shall be appointed by the declarant from among the unit owners. No member so appointed shall be an affiliate of the declarant if such persons are available.</p>	No
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NM	<a href="#">47-16-8</a>	HOA	<p>B. Regardless of the period provided in the declaration, the period of declarant control shall terminate no later than the earlier of:</p> <p>(1) sixty days after conveyance of seventy-five percent of the lots that are part of the development and any additional lots that may be added to the development to lot owners other than a declarant;</p> <p>(2) two years after all declarants have ceased to offer lots for sale in the ordinary course of business;</p> <p>(3) two years after a development right to add new lots was last exercised; or</p> <p>(4) the day that the declarant or the declarant's designee, after giving written notice to the association, records an instrument voluntarily terminating all rights to declarant control.</p>	<p>G. Not later than the termination of a period of declarant control, the lot owners shall elect a board of at least three members, at least a majority of whom shall be lot owners. The board shall elect the officers. The board members and officers shall take office upon election.</p>	<p>E. Not later than sixty days after conveyance of twenty-five percent of the lots that are part of the development, and any additional lots that may be added to the development, to lot owners other than a declarant, at least one member and not less than twenty-five percent of the members of the board shall be elected by lot owners.</p> <p>F. Not later than sixty days after conveyance of fifty percent of the lots that are part of the development, and any additional lot that may be added to the development, to lot owners other than the declarant, no less than thirty-three percent of the members of the board shall be elected by lot owners other than the declarant</p>	<p>I. A declarant shall not utilize cumulative or class voting for the purpose of evading any limitation imposed on declarants by the Homeowner Association Act, nor shall lots constitute a class because they are owned by a declarant.</p>
NV	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
NY	No relevant statute					
OK	No relevant statute					

<b>OH</b>	<a href="#">Section 5311.08</a>	Condo	No	<p>(3) Within sixty days after the expiration of the period during which the developer has control pursuant to division (D)(1) of this section, the unit owners association shall meet and elect all members of the board of directors of the association. The persons elected shall take office at the end of the meeting during which they are elected and shall, as soon as reasonably possible, appoint officers.</p>	<p>(2)(a) Not later than sixty days after the developer has sold and conveyed condominium ownership interests appertaining to twenty-five per cent of the undivided interests in the common elements in a condominium development, the unit owners association shall meet, and the unit owners other than the developer shall elect not less than one-third of the members of the board of directors.</p>	<p>(D)(1) Except as provided in division (C) of this section, the declaration or bylaws of a condominium development may authorize the developer or persons the developer designates to appoint and remove members of the board of directors of the unit owners association and to exercise the powers and responsibilities otherwise assigned by law, the declaration, or the bylaws to the unit owners association or to the board of directors. The authorization for developer control may extend from the date the unit owners association is established until sixty days after the sale and conveyance to purchasers in good faith for value of condominium ownership interests to which seventy-five per cent of the undivided interests in the common elements appertain, except that in no case may the authorization extend for more than five years after the unit owners association is established if the declaration includes expandable condominium property or more than three years after the unit owners association is established if the declaration</p>
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OH	<a href="#">Section 5312.03</a>	HOA	The period of declarant control shall terminate not later than the time at which all of the lots have been transferred to owners.	No	(C)(1) If provided in the declaration, a declarant may control the owners association for the period of time the declaration specifies. During the time of declarant control, the declarant or the declarant's designee may appoint and remove the members of the board.	No
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OR	<a href="#">Section 94.600</a>	HOA	No	No	No	A declarant may not amend a declaration to increase the scope of special declarant rights reserved in the declaration after the sale of the first lot in the planned community unless owners representing 75 percent of the total vote, other than the declarant, agree to the amendment.
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OR	<a href="#">Section 100.200</a>	Condo	<p>(2) The declaration or bylaws may not provide for a period of administrative control of the association of unit owners by the declarant for a period exceeding:</p> <p>(a) In a single stage condominium the earlier of:</p> <p>(A) Three years from the date the first unit is conveyed; or</p> <p>(B) The date of conveyance to persons other than the declarant of 75 percent of the units.</p> <p>(b) In a staged or flexible condominium the earlier of:</p> <p>(A) Seven years from the date the first unit is conveyed; or</p> <p>(B) The date of conveyance to persons other than the declarant of 75 percent of the units which may be created or annexed under ORS 100.125 or 100.150, whichever is applicable.</p>	No	No	(5) A declaration or bylaws may not be amended to increase the scope of any rights reserved in the declaration or bylaws under subsection (1) of this section without the consent of all unit owners.
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PA	<a href="#">Title 68</a> <a href="#">Chapter 33</a> <a href="#">Section 3</a>	Condo	Any period of declarant control extends from the date of the first conveyance of a unit to a person other than a declarant for a period not exceeding seven years in the case of a flexible condominium containing convertible real estate or to which additional real estate may be added, or five years in the case of any other condominium. Regardless of the period provided in the declaration, a period of declarant control terminates no later than 180 days after conveyance of 75% of the units to unit owners other than a declarant.	No	(1) Not later than 60 days after conveyance of 25% of the units to unit owners other than a declarant, not less than 25% of the members of the executive board shall be elected by unit owners other than the declarant. (2) Not later than 60 days after conveyance of 50% of the units to unit owners other than a declarant, not less than 33 1/3% of the members of the executive board shall be elected by unit owners other than the declarant.	No
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PA	<a href="#">Title 68</a> <a href="#">Chapter 43</a> <a href="#">Section 3</a>	Coop	Regardless of the period provided in the declaration, any period of declarant control terminates no later than the earlier of: (1) 180 days after conveyance to proprietary lessees other than a declarant of 75% of the cooperative interests which may be created; or (2) two years after the date of the first conveyance of cooperative interests to a person other than a declarant.	No	Not later than 60 days after conveyance to proprietary lessees, other than a declarant, of 25% of the cooperative interests which may be created, at least one member and not less than 25% of the members of the executive board must be elected by proprietary lessees other than the declarant. Not later than 60 days after conveyance to proprietary lessees, other than a declarant, of 50% of the cooperative interests which may be created, not less than 33 1/3% of the members of the executive board must be elected by proprietary lessees other than the declarant.	No
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PA	<a href="#">Title 68</a> <a href="#">Chapter 53</a> <a href="#">Section 3</a>	HOA	<p>(2) Any period of declarant control extends from the date of the first conveyance of a unit to a person other than a declarant for a period of not more than:</p> <p>(i) seven years in the case of a flexible planned community containing convertible real estate or to which additional real estate may be added; and</p> <p>(ii) five years in the case of any other planned community.</p> <p>(3) Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of:</p> <p>(i) sixty days after conveyance of 75% of the units which may be created to unit owners other than a declarant;</p> <p>(ii) two years after all declarants have ceased to offer units for sale in the ordinary course of business; or</p> <p>(iii) two years after any development right to add new units was last exercised.</p>	No	<p>Not later than 60 days after conveyance of 25% of the units which may be created to unit owners other than a declarant, at least one member and not less than 25% of the members of the executive board shall be elected by unit owners other than the declarant.</p> <p>Not later than 60 days after conveyance of 50% of the units which may be created to unit owners other than a declarant, not less than 33% of the members of the executive board shall be elected by unit owners other than the declarant.</p>	No
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RI	<a href="#">§ 34-36.1-3.03.</a>	Condo	<p>(d)(1) Subject to subsection (e), the declaration may provide for a period of declarant control of the association, during which period a declarant, or persons designated by him, may appoint and remove the officers and members of the executive board. Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of:</p> <p>(i) Sixty (60) days after conveyance of eighty percent (80%) of the units which may be created to unit owners other than a declarant;</p> <p>(ii) Two (2) years after all declarants have ceased to offer units for sale in the ordinary course of business; or</p> <p>(iii) Two (2) years after any development right to add new units was last exercised.</p>	No	<p>(e) Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the units which may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent (25%) of the members of the executive board must be elected by unit owners other than the declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the units which may be created to unit owners other than a declarant, not less than one-third (<math>\frac{1}{3}</math>) of the members of the executive board must be elected by unit owners other than the declarant.</p>	<p>(2) A declarant may voluntarily surrender the right to appoint and remove officers and members of the executive board before terminations of that period, but in that event he or she may require, for the duration of the period of declarant control, that specified actions of the association or executive board, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.</p>
SC	No relevant statute					



State	Statute	Applicability	Termination	Board Composition	Elections	Other Provisions
SD	No relevant statute					



TN	<a href="#">66-27-403</a>	Condo	<p>(1) Subject to subsection (d), the declaration may provide for a period of declarant control of the association, during which period a declarant, or persons designated by the declarant, may appoint and remove the officers and members of the board of directors. Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of:</p> <p>(A) One hundred twenty (120) days after conveyance of seventy-five percent (75%) of the units that may be created to unit owners other than a declarant; or</p> <p>(B) Five (5) years after the conveyance of the first unit to a purchaser other than the declarant or, if more than one hundred (100) units may be created in the condominium, then seven (7) years after the first conveyance.</p>	<p>(d) Not later than one hundred twenty (120) days after conveyance of twenty-five percent (25%) of the units that may be created to unit owners other than a declarant, at least one (1) member of the board must be elected by unit owners other than the declarant.</p>	No	<p>(2) A declarant may voluntarily surrender the right to appoint and remove officers and members of the board of directors before termination of that period, but in that event the declarant may require, for the duration of the period of declarant control, that specified actions of the association or board of directors, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.</p>
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TX	<a href="#">Sec.82.103</a>	Condo	Regardless of the period provided by the declaration, a period of declarant control terminates not later than the 120th day after conveyance of 75 percent of the units that may be created to unit owners other than a declarant.	(e)Not later than the termination of a period of declarant control, the unit owners shall elect a board of at least three members who need not be unit owners. The board shall elect the officers before the 31st day after the date declarant control terminates. The persons elected shall take office on election.	(d)Not later than the 120th day after conveyance of 50 percent of the units that may be created to unit owners other than a declarant, not less than one-third of the members of the board must be elected by unit owners other than the declarant.	No
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UT	<a href="#">Section 57-8a-502</a>	Condo	<p>(1) Unless otherwise provided for in a declaration and subject to Subsection (2), a period of administrative control terminates 60 days after the day on which 80% of the lots that may be created in the association are conveyed to lot owners other than a declarant.</p> <p>(2) Notwithstanding Subsection (1), the period of administrative control terminates no later than the earlier of:</p> <p>(a) the day on which the declarant no longer owns any lot and no longer possesses any development right; or</p> <p>(b) seven years after the day on which a declarant has ceased to offer lots, including lots that may be created, for sale in the ordinary course of business.</p>	<p>(4)</p> <p>(a) Upon termination of the period of administrative control, the lot owners shall elect a board consisting of an odd number of at least three members, a majority of whom shall be lot owners.</p>	No	<p>5) During the period of administrative control, the declarant shall:</p> <p>(a) use reasonable care and prudence in managing and maintaining the common areas;</p> <p>(b) establish a sound fiscal basis for the association by imposing and collecting assessments and establishing reserves for the maintenance and replacement of common areas;</p> <p>(c) for a service that the association is or will be obligated to provide, disclose to the lot owners the amount of money the declarant provides for or subsidizes for that service;</p> <p>(d) maintain records and account for the financial affairs of the association from the association's inception;</p> <p>(e) comply with and enforce the terms of the declaration, including design controls, land-use restrictions, and the payment of assessments; and</p> <p>(f) disclose to the lot owners all material facts and circumstances affecting:</p> <p>(i) the condition of the property that the association is responsible for maintaining; and</p> <p>(ii) the financial condition of the association, including the</p>
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interest of the declarant and the declarant's affiliates in any contract, lease, or other agreement entered into by the association.

VA	No relevant statute					
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VT	<a href="#">§ 3-103</a>	Uniform	<p>Regardless of the period provided in the declaration, and except as provided in subsection 2-123(g) of this title, a period of declarant control shall terminate on the earliest of:</p> <p>(A) 60 days after three-fourths of the created units is conveyed to unit owners other than a declarant;</p> <p>(B) two years after all declarants have ceased to offer units for sale in the ordinary course of business;</p> <p>(C) two years after any development right to add new units is last exercised; or</p> <p>(D) the day the declarant, after giving notice in a record to unit owners, records an instrument voluntarily surrendering all rights to control activities of the association.</p>	(f) Except in elections pursuant to subsection 2-120(e) of this title, before the termination of declarant control, the unit owners shall elect an executive board of at least three members, of which a majority shall be unit owners. Unless the declaration provides for the election of officers by the unit owners, the executive board shall elect its officers who shall take office upon election or appointment.	(e) At least one-fourth of the members of the executive board shall be elected by unit owners who are not declarants within 60 days after one-fourth of the created units is conveyed to owners other than a declarant. At least one-third of the executive board shall be elected by unit owners who are not declarants within 60 days after one-half of the created units is conveyed to unit owners other than declarants.	No
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WA	<a href="#">RCW 64.34.308</a>	Condo	<p>(b) Regardless of the period provided in the declaration, a period of declarant control terminates no later than the earlier of: (i) Sixty days after conveyance of seventy-five percent of the units which may be created to unit owners other than a declarant; (ii) two years after the last conveyance or transfer of record of a unit except as security for a debt; (iii) two years after any development right to add new units was last exercised; or (iv) the date on which the declarant records an amendment to the declaration pursuant to which the declarant voluntarily surrenders the right to further appoint and remove officers and members of the board of directors. A declarant may voluntarily surrender the right to appoint and remove officers and members of the board of directors before termination of that period pursuant to (i), (ii), and (iii) of this subsection (5)(b), but in that event the declarant may require, for the duration of the period of declarant control, that specified actions of the association or board of directors, as described in a recorded instrument executed by the declarant, be approved by the declarant before they become effective.</p>	<p>(7) Within thirty days after the termination of any period of declarant control, the unit owners shall elect a board of directors of at least three members, at least a majority of whom must be unit owners. The number of directors need not exceed the number of units then in the condominium. The board of directors shall elect the officers. Such members of the board of directors and officers shall take office upon election.</p>	<p>(6) Not later than sixty days after conveyance of twenty-five percent of the units which may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the board of directors must be elected by unit owners other than the declarant. Not later than sixty days after conveyance of fifty percent of the units which may be created to unit owners other than a declarant, not less than thirty-three and one-third percent of the members of the board of directors must be elected by unit owners other than the declarant.</p>	No
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WA	<a href="#">RCW 64.90.415</a>	Uniform	<p>(2) Regardless of the period provided in the declaration, and except as provided in RCW 64.90.320(7), a period of declarant control terminates no later than the earliest of:</p> <p>(a) Sixty days after conveyance of seventy-five percent of the units that may be created to unit owners other than a declarant;</p> <p>(b) Two years after the last conveyance of a unit, except to a dealer;</p> <p>(c) Two years after any right to add new units was last exercised; or</p> <p>(d) The day the declarant, after giving notice in a record to unit owners, records an amendment to the declaration voluntarily surrendering all rights to appoint and remove officers and board members.</p>	<p>(3) Not later than sixty days after conveyance of twenty-five percent of the units that may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the board must be elected by unit owners other than the declarant. Not later than sixty days after conveyance of fifty percent of the units that may be created to unit owners other than a declarant, not less than thirty-three and one-third percent of the members of the board must be elected by unit owners other than the declarant. Until such members are elected and take office, the existing board may continue to act on behalf of the association.</p>	<p>(4) Within thirty days after the termination of any period of declarant control or, in the absence of such period, not later than a date that is sixty days after the conveyance of seventy-five percent of the units that may be created to unit owners other than a declarant, the board must schedule a transition meeting and provide notice to the unit owners in accordance with RCW 64.90.445(1)(c). At the transition meeting, the board elected by the unit owners must be elected in accordance with RCW 64.90.410(2).</p>	No
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WV	<a href="#">§36B-3-103</a>	Uniform	No	(e) Not later than sixty days after conveyance of twenty-five percent of the units that may be created to unit owners other than a declarant, at least one member and not less than twenty-five percent of the members of the executive board must be elected by unit owners other than the declarant. Not later than sixty days after conveyance of fifty percent of the units that may be created to unit owners other than a declarant, not less than thirty-three and one-third percent of the members of the executive board must be elected by unit owners other than the declarant.	(f) Except as otherwise provided in section 2-120(e), not later than the termination of any period of declarant control, the unit owners shall elect an executive board of at least three members, at least a majority of whom must be unit owners. The executive board shall elect the officers. The executive board members and officers shall take office upon election.	No
WY	No relevant statute					

