

# The Corporate Transparency Act & Community Associations

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**community**  
ASSOCIATIONS INSTITUTE

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Appendix 1- National State Law Community Association Transparency and Disclosure Requirements

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## Introduction

Community Associations Institute (CAI) is an advocacy organization serving the interests of community associations across the United States. As explained below, if not already exempt, community associations should be exempt from the Corporate Transparency Act (CTA) because requiring beneficial ownership information from this class of entities (i) would not serve the public interest and (ii) would not be highly useful in national security, intelligence, and law enforcement efforts to detect, prevent, or prosecute money laundering, the financing of terrorism, proliferation finance, serious tax fraud, or other crimes. At present, however, the Department of Treasury Financial Crimes Enforcement Network (FinCEN) has interpreted the CTA as applying to community associations with fewer than 20 employees and less than \$5 million in annual revenue.

Community associations should be deemed exempt from the CTA for a variety of reasons. Community associations are nonprofit organizations, like Section 501(c) organizations, although they are tax exempt under the derivative Section 528 of the Income Tax Code. Section 528 states that “[a] homeowners association shall be considered an organization exempt from income taxes for the purpose of any law which refers to organizations exempt from income taxes.” 26 USC § 528(a). Tax-exempt nonprofits organized under Section 528 of the Code must comply with the CTA, but tax-exempt nonprofits organized under Section 501(c) of the Code do not, even though both categories of NPOs observe the same due diligence practices that make them be at “little or no risk” of engaging in the types of financial crimes targeted by the CTA<sup>1</sup>.

Additionally, community associations collect and expend assessments through very limited mechanisms, making them ill-suited for terrorist financing or money laundering, and at virtually no risk of them being used to fund terrorist activity or launder money due to their self-governance, transparency, and accountability mechanisms, as has been publicly stated by multiple federal sources. What’s more, compliance comes with unique concerns for community associations, such as a potential decline in a willingness to serve in volunteer leadership positions for organizations, which are structured as tax-exempt nonprofits.

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<sup>1</sup> 2018 National Terrorist Financing Risk Assessment

[https://home.treasury.gov/system/files/136/2018ntfra\\_12182018.pdf](https://home.treasury.gov/system/files/136/2018ntfra_12182018.pdf) and 2021 FFIEC BSA/AML Examination Manual

[https://bsaaml.ffiec.gov/docs/manual/09\\_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf](https://bsaaml.ffiec.gov/docs/manual/09_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf)

<sup>2</sup> Image: CAI Corporate Transparency Act Infographic

# Background: About CAI and the Community Association Housing Model

WHY COMMUNITY ASSOCIATIONS ARE FIGHTING BACK AGAINST

## THE CORPORATE TRANSPARENCY ACT

The Corporate Transparency Act, designed to target corporate entities, imposes burdensome and unnecessary compliance challenges on volunteer board members of community associations, leading to calls for urgent reform. Here's what you need to know.



### WHAT IS THE CORPORATE TRANSPARENCY ACT?

A federal law requiring entities to disclose their personal and private information of board members to combat money laundering and illicit activities.



### WHAT IS A COMMUNITY ASSOCIATION?

Organizations, often nonprofit, governing residential communities, including homeowners associations, condominium associations, and housing cooperatives.



### HOW MANY PEOPLE IN COMMUNITY ASSOCIATIONS ARE IMPACTED BY CTA?

The CTA impacts 75.5 million people living in 365,000 community associations in the U.S.



### WHAT ARE THE PENALTIES? \$10,000

Violations of the act can result in civil penalties of \$500 per day and criminal penalties of up to \$10,000 and up to 24 months in prison.



### WHEN IS THE DEADLINE?

For existing community associations, the deadline to make your initial report is Jan. 1, 2025.



### HOW ARE COMMUNITY ASSOCIATIONS FIGHTING BACK?

Community Associations Institute is filing a lawsuit and urging Congress and the Treasury for a community association exemption from the CTA, citing excessive administrative costs and threats to volunteerism.

CAI is the only international membership organization dedicated to the community association model of homeownership. CAI members are homeowners, board members, community association managers, and business partners who work tirelessly to improve the community association housing model. CAI members have a keen focus on homeowner and board member education, development and enforcement of best practices and standards, and raising standards through credentialing and continuing education requirements for community association professionals. CAI's more than 47,000 members are organized in more than 64 chapters.

Community associations emerged in the 1970s to address issues of land use and limited resources at the state and local level for housing development. Community associations, also known as homeowners associations (HOAs), condominium associations, and housing cooperatives, allowed for affordable and efficient construction of housing while concurrently limiting the financial impact of such development on local and state governments.

Investment in community infrastructure, including in roads, retention ponds, parks, club houses and amenities, is borne by developers, while the ongoing cost of maintenance is supported by assessments paid by residents of the community association. Amenities and infrastructure are driven by market considerations. The result is a vast array of communities that provide consumers with an array of choices in housing and lifestyles.

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CAI represents the interest of homeowners, community association management companies and business that support the more than 75.5 million Americans who live in an estimated 365,000 homeowners associations, either planned community or condominium<sup>3</sup>. Approximately 30% of Americans live in a community association. Community association housing plays a critical role in meeting housing needs in a time of tight state and local budgets and an affordable housing crisis.

More importantly, community associations provide residents with an accessible opportunity for civic involvement. Community associations are governed by their residents, who elect representatives to serve on a board of directors. This provides a level of local governance that residents find highly responsive to their needs. Approximately 89% of association residents rate their experience of living in their community association as positive or neutral, and 87% believe their elected volunteer boards strive to serve the best interests of their community<sup>4</sup>. It is estimated, in total, more than 2.5 million Americans demonstrate their civic commitment through volunteer service on a community association board each year<sup>5</sup>.

## Community Associations are Low Risk

According to the 2018 National Terrorist Financing Risk Assessment, as well as the 2021 FFIEC BSA/AML Examination Manual, charities and nonprofit organizations are at low risk of being used to finance terrorist activity, particularly those that operate and provide funds solely to domestic recipients<sup>6</sup>.

To date and to the best of our knowledge, there have been no documented instances or reports of money laundering related to illicit or terrorist activities involving community associations, including homeowners associations, condominium associations, and housing cooperatives.

Community associations are organized as nonprofit, nonstock corporations in the state or statutorily authorized unincorporated associations. Housing cooperatives may be organized as nonprofit corporations or traditional corporations. However, they usually do not qualify for a nonprofit tax determination by the IRS under Section 501(c) of the tax code. Instead, many community associations file using Form 528/1120-H for homeowners associations, and 1120 C for housing cooperatives, which are specific tax code form for community associations with a control in place very similar to the 501(c) status of the tax code. Community associations are, in

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<sup>3</sup> Foundation for Community Association Research <https://foundation.caionline.org/>

<sup>4</sup> 2022 Homeowner Satisfaction Survey <https://foundation.caionline.org/wp-content/uploads/2022/08/FCARHomeownerSatisfactionSurveyResults2022Final.pdf>

<sup>5</sup> 2023 US National and State Statistical Review <https://foundation.caionline.org/wp-content/uploads/2024/01/2023StatsReviewDigital-002.pdf>

<sup>6</sup> 2018 National Terrorist Financing Risk Assessment [https://home.treasury.gov/system/files/136/2018ntfra\\_12182018.pdf](https://home.treasury.gov/system/files/136/2018ntfra_12182018.pdf) and 2021 FFIEC BSA/AML Examination Manual [https://bsaaml.ffiec.gov/docs/manual/09\\_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf](https://bsaaml.ffiec.gov/docs/manual/09_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf)

other words, the very type of organizations, which federal sources classify as being at low risk for being used to finance terrorist activity<sup>7</sup>.

A community association is comprised of owners in a community who each pay their fair share of the association's expenses through assessments. Regular assessments are fixed costs determined by a budget adopted by an elected board of directors. Special assessments are levied when there is a critical infrastructure need that must be addressed that was not previously budgeted for. In other words, assessments are like property taxes. Either way, assessments, and the methods by which they are determined, are outlined in an association's legal governing documents, which are provided to and accessible by homeowners. Assessments pay for the services delivered by the community, including trash and snow removal, street maintenance, lighting, insurance, recreation facilities, stormwater management, landscaping, and more. Assessments also pay for licensed attorneys and CPAs who assist association boards in legal and financial compliance. Assessments are essentially the community association's only source of income; the only other income is typically minimal and generated by user fees and fines for violating the community's covenants.

Importantly, the board of directors of a community association cannot collect assessments or make expenditures not authorized by the recorded covenants for their community. The restrictions on how assessments can be collected, and the fact that they are almost entirely collected from homeowners directly on a fixed basis, means that there is very little room for the transfer of funds illicitly, or to finance activities which are not explicitly authorized in the association's rules and regulations; community associations are an example of Americans working together to maintain basic services in their own neighborhood or building.

The CTA already exempts 501(c) nonprofits and could not have been intended to apply to domestic nonprofit organizations providing vital services to millions of Americans. Federal resources should not, as a matter of good public policy, be expended to enforce beneficial ownership requirements for entities which are structured identically to 501(c) nonprofits, and which do not extend beyond set geographic boundaries within a single community.

## Community Associations and Disclosure State Statutory Requirements

Community associations are governed by statutes at the state level, either through dedicated statutes for community associations, such as a condominium or homeowners association act, or through a state's nonprofit act. An analysis of statutes from all 50 states, plus the District of Columbia, confirms an already robust network of statutory language guaranteeing basic levels of access to key records<sup>8</sup>. Every state, either through language contained in a nonprofit corporation

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<sup>7</sup> 2018 National Terrorist Financing Risk Assessment

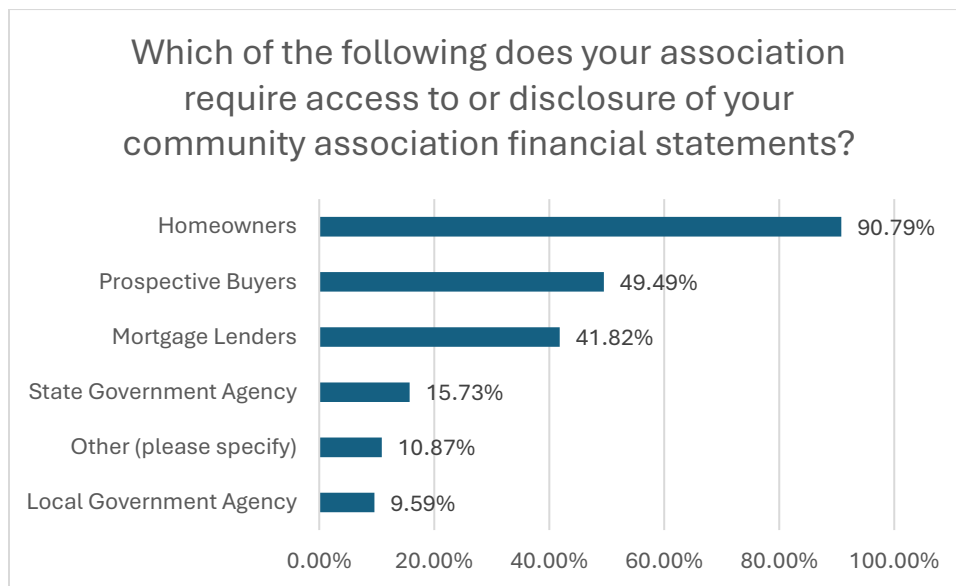
[https://home.treasury.gov/system/files/136/2018ntfra\\_12182018.pdf](https://home.treasury.gov/system/files/136/2018ntfra_12182018.pdf) and 2021 FFIEC BSA/AML Examination Manual

[https://bsaaml.ffiec.gov/docs/manual/09\\_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf](https://bsaaml.ffiec.gov/docs/manual/09_RisksAssociatedWithMoneyLaunderingAndTerroristFinancing/24.pdf)

<sup>8</sup> See Appendix 1

act or a dedicated community association law, protects the right of community association homeowners to inspect books and records. What’s more, all 50 states, through either language contained in a nonprofit corporation act or a dedicated community association law, protect the right of community association homeowners to inspect financial documents.

To further understand the impact of existing state statutes across the country, CAI conducted a survey of homeowners, community association managers, and community association business partners from July 29 through September 18, 2024, by which 951 individuals detailed their concerns about the impact the Corporate Transparency Act would have on their communities. Of the respondents, approximately 86% self-identified as community association board or committee members (homeowners). A follow-up survey was also conducted of survey respondents, of which 293 provided additional information. A total of 41 states, plus the District of Columbia, were represented: Alabama, Arizona, California, Colorado, Connecticut, Delaware, Florida, Georgia, Hawaii, Iowa, Idaho, Illinois, Indiana, Kansas, Kentucky, Massachusetts, Maryland, Maine, Michigan, Minnesota, Missouri, North Carolina, New Hampshire, New Jersey, New Mexico, Nevada, New York, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Virginia, Vermont, Washington State, and Wisconsin.

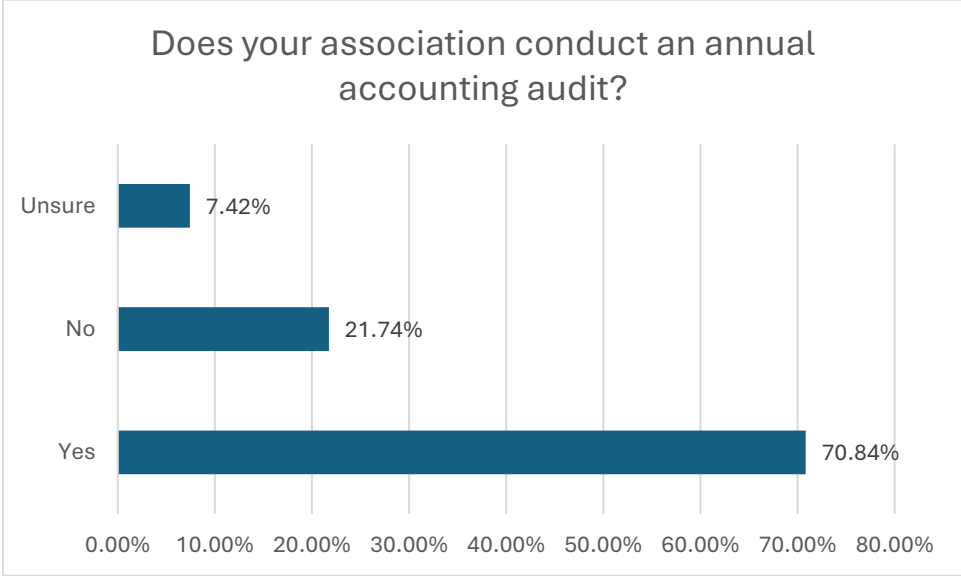


Resale disclosure requirements cover the disclosure of key documents, such as association bylaws, financial statements, and information on annual and special assessments when a prospective buyer is interested in purchasing a home in the community. This process is a vital part of the real estate transaction process, as buyers should know exactly what they are willingly joining in terms of association rules and assessments. A total of 30 states, plus Washington, D.C., including Alabama, Alaska, Arizona, California, Connecticut, Delaware, Florida, Illinois, Kentucky, Louisiana, Maine, Maryland, Michigan, Minnesota, Missouri, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, Oregon, Pennsylvania, Rhode Island,



Tennessee, Texas, Vermont, Washington State, West Virginia, and Wisconsin, have specific disclosure requirements related to the resale of units in community associations. Of these, 12 states plus Washington, D.C., including Alaska, Kentucky, Maine, Michigan, Missouri, Nebraska, Nevada, New Mexico, North Carolina, Oregon, Rhode Island, and Tennessee, require disclosure via their condominium act. Wisconsin requires disclosure in condominium transactions via a separate piece of statutory language, while New York requires disclosure for all real estate transactions via a separate piece of statutory language. Successful residential real estate transactions are built on the idea of full transparency. Homebuyers will know exactly what they are buying into, and how associations will be using their money from the onset.

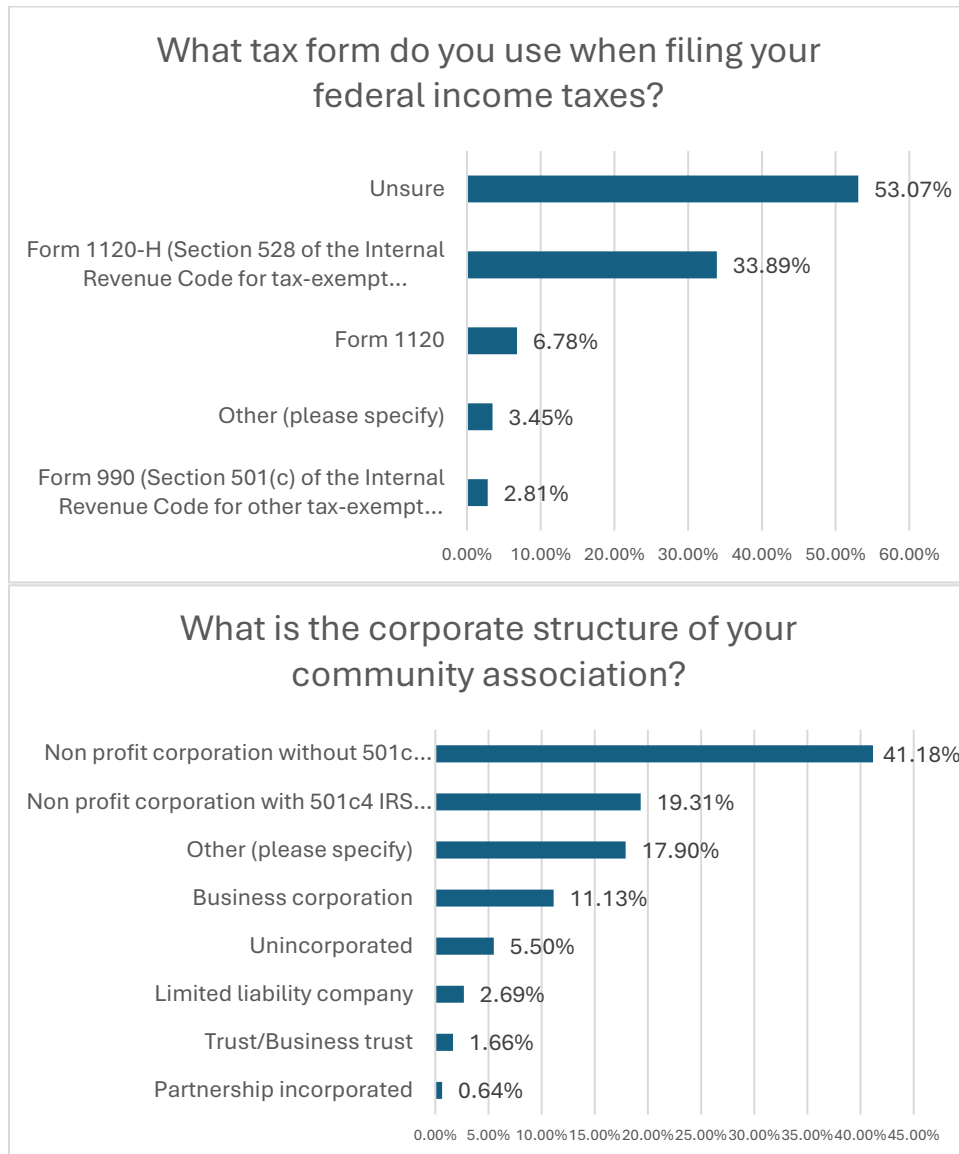
Most community associations conduct regular financial audits consistent with CAI’s recommended best practice. Moreover, most states have enshrined this best practice into law, either through dedicated community association statutes or nonprofit acts. A total of 23 states plus Washington, D.C., including Arizona, California, Connecticut, Delaware, Florida, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Minnesota, Michigan, Nebraska, New Mexico, North Carolina, Nevada, Pennsylvania, Oregon, Rhode Island, Tennessee, Texas, Virginia, and Washington State have audit requirements specific to community associations. Eight states plus Washington, D.C., including Hawaii, Maryland, Massachusetts, Minnesota, Oregon, Texas, Virginia, and Washington State, extend their audit requirements to condominium associations. Arizona, Connecticut, and New Mexico have audit requirements for HOAs. New York, while not having audit requirements for community associations specifically, has an audit requirement for all nonprofit organizations. Texas has a condominium association and audit requirement for all nonprofit organizations. In a recent survey of CAI members, approximately 70% of respondents out of 951 members indicated their association does conduct an annual accounting audit. Overwhelmingly, association finances and spending are reviewed by licensed professionals.





## Community Association Incorporation Status

Out of the 948 survey respondents, 41% self-identified their association as a nonprofit corporation without 501c IRS designation, while 19% self-identified their association as a nonprofit corporation with 501c4 IRS designation. While this is by no means a complete count of all community associations across the country, it is still safe to say that the Corporate Transparency Act, as now interpreted by FinCEN, only exempts a small fraction of community associations nationwide from reporting, as 501(c) tax-exempt entities.



CAI’s member community associations are also nonprofit organizations excluded from the act’s regulatory requirements for reporting companies under the tax-exemption classification unique to “homeowners associations” in Section 528(a) of the Internal Revenue Code, 26 U.S.C. § 528(a). Under Section 528(a), “[a] homeowners association shall be considered an organization exempt from income taxes for the purpose of any law which refers to organizations exempt from income

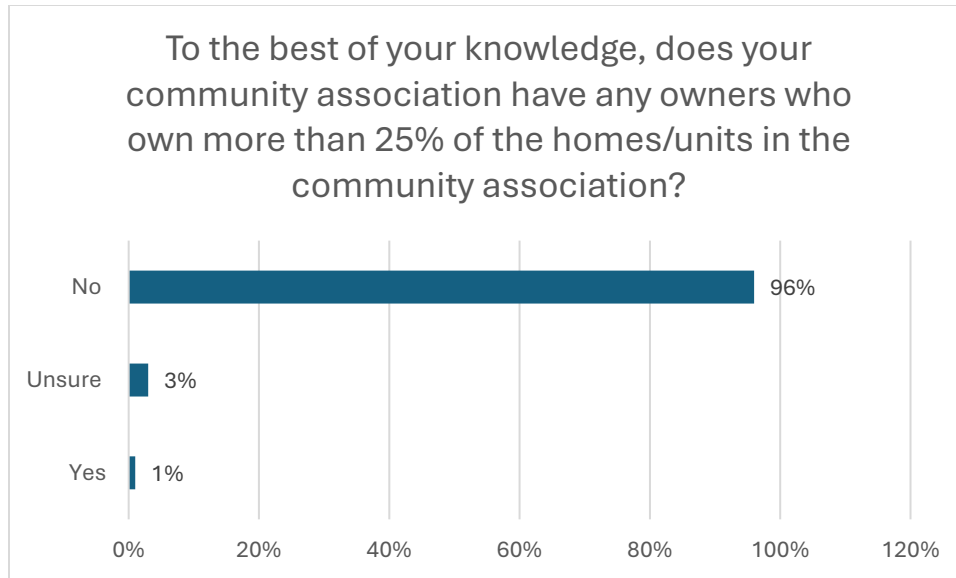
taxes.” 26 USC § 528(a). Therefore, reading Section 528(a) together with the nonprofit organization exemption, community association members are “exempt from tax under section 501(a)” and therefore excluded from the definition of a “reporting company” under the act.

## 501(c)Community Association Tax Filing and IRS Exempt Status

The survey also asked respondents to self-identify regarding the tax forms filed by the association. Approximately 33% of respondents self-identified as having their associations file Form 1120-H (Section 528 of the Internal Revenue Code for tax-exempt homeowners associations), while approximately 6% self-identified as having their associations file Form 1120. A little over 2% of respondents self-identified as having their associations file Form 990 (Section 501(c) of the Internal Revenue Code for other tax-exempt entities), and 53% of respondents were unsure of which tax form their association had to file. While 53% of the volunteer board members indicated they are unsure of the type of tax form they file, anecdotally, community association accountants indicate the majority of community association clients use tax form 1120-H (homeowners association) or 1120-C (housing cooperatives) for their annual IRS tax filings.

## Substantial Ownership

Regarding association ownership structure, only 1% of respondents to the survey self-identified as having a unit owner who owns more than 25% of units in the association. This means either a concentrated ownership structure for the association (where homeowners control a large number of units/votes), or an instance where a company/LLC controls a number of units (common for newer community associations which have not sold the majority of homes). Ninety-six percent of respondents self-identified as having a single unit ownership structure, meaning that no one individual holds enough units to go past the 25% ownership threshold stated as a qualifier for reporting beneficial ownership data under the act.



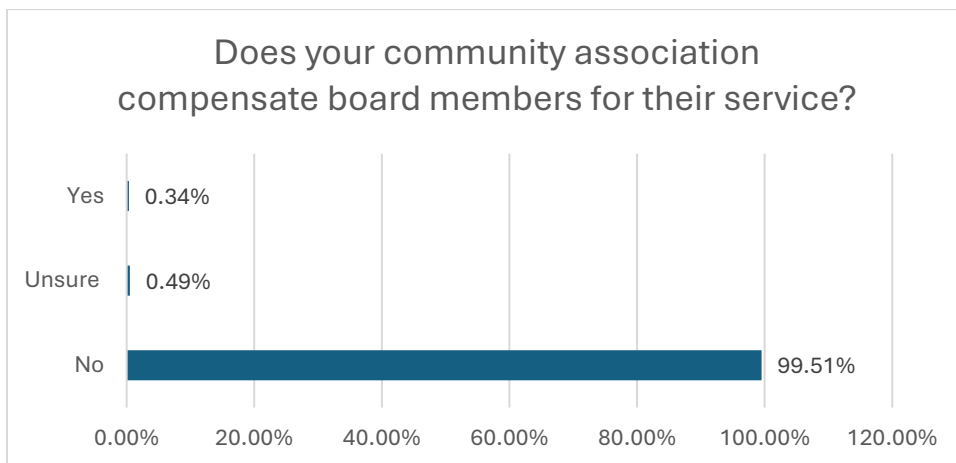
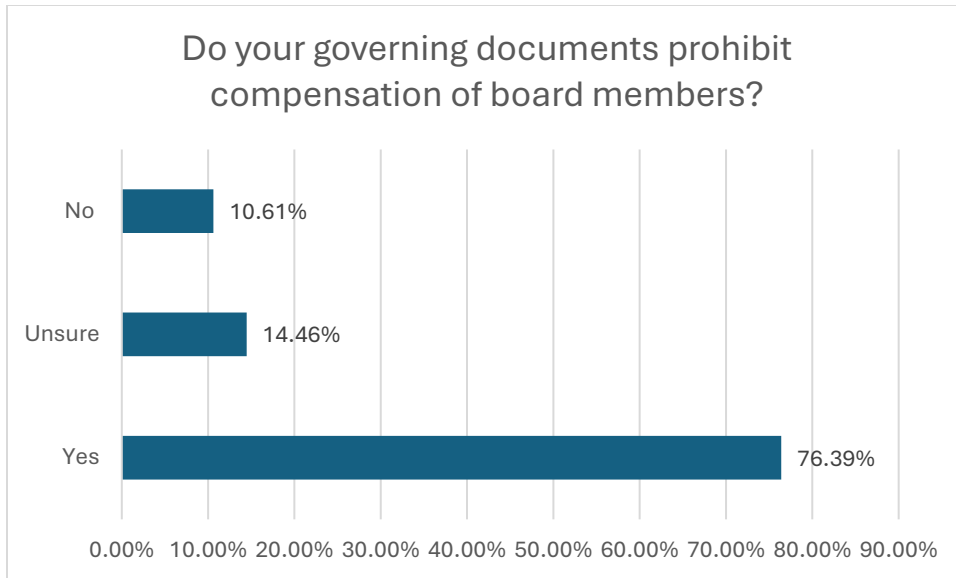
## Compensation of Board Members

Community association laws do not generally expressly permit compensation for volunteer boards of directors. To the contrary, an overwhelming majority of community association bylaws restrict compensation of volunteer board members. The nonprofit acts of 36 states plus Washington, D.C., including Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Louisiana, Michigan, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, North Carolina, North Dakota, Oklahoma, Oregon, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington State, West Virginia, and Wyoming, address volunteer board member compensation by deferring to the nonprofit organization’s bylaws<sup>9</sup>. For community associations, more than 76% of community associations prohibit compensation of board members. In addition, the general practice of compensation of volunteer board members is to prohibit compensation as indicated by 99.5% of community association volunteer leaders who indicate they do not compensate board members.

According to CAI’s member survey, approximately 76% of individuals stated that their governing documents expressly prohibit the compensation of board members, and approximately 70% stated that their association conducts annual audits. Annual audits, in addition to being statutory language in certain states, are also an industry best practice. The data shows that community associations are generally good stewards of homeowner funds, with widespread adherence to best practices and state laws being reported by CAI members.

<sup>9</sup> See Appendix 1





## Congressional Intent

Members of Congress have been actively engaged in discussing and introducing legislative solutions to the Act’s current applicability to community associations. There is bi-partisan consensus in the U.S. House of Representatives and support in the Senate to slow down the beneficial ownership information filing requirements of the act while they further examine the impact on currently non-exempt entities and investigate solutions to exempt new entities.

Since the passage of the act, members of Congress have sent letters to the Department of Treasury expressing concern. Several key pieces of legislation have been introduced to either delay the act’s implementation or provide an exemption for community associations not previously listed in the act’s exemptions:

- [H.R. 5119/ S.3625](#) – Protect Small Business and Prevent Illicit Financial Activity Act was introduced by Representative Zachary Nunn (R-IA-3) in August 2023, and was approved by the House on December 12, 2023, by a vote of 420-1. This bill would delay the implementation of the Corporate Transparency Act’s reporting requirements by a full year. On January 18, 2024, Senator Tim Scott introduced S.3625 - Protect Small Business and Prevent Illicit Financial Activity Act, the Senate companion of H.R. 5119. CAI supported both these bills to allow for more time for The U.S. Department of Treasury to consider an exemption for community associations.
  - After the passage of H.R. 5119, a group of more than 80 Senators and Representatives sent a letter to FINCEN urging a one-year delay of all reporting requirements under the Corporate Transparency Act<sup>10</sup>.
- [H.R. 4035/S. 2623](#) - Protecting Small Business Information Act of 2023 was introduced by Representative Patrick McHenry (R-NC-10) on June 12, 2023, and Senator Mike Rounds (R-SD) introduced a companion the following month in the Senate, S.2623 - Protecting Small Business Information Act of 2023. These bills would also delay the implementation of the Corporate Transparency Act for a year, and much like the above-mentioned counterparts, CAI supported these bills.
- [H.R. 8773 Section 132](#) – Section 132 of H.R. 8773 - Financial Services and General Government Appropriations Act, 2025 contains the following language forbidding the enforcement of the Corporate Transparency Act’s reporting requirements on small businesses **and homeowners associations**- *None of the funds made available by this Act may be used by the Financial Crimes Enforcement Network to implement or enforce beneficial ownership reporting rules pursuant to division F of the William M. (Mac) Thornberry National Defense Authorization Act for Fiscal Year 2020 (Public Law 116–283) that have been found by a Federal court to be unconstitutional or do not reflect Congressional intent, including reporting rules for small businesses **and homeowners associations**.*
- [H.R. 9045](#) - On July 15, 2024, Representative Richard McCormick (R-GA-6) introduced H.R. 9045 - To amend title 31, United States Code, to exempt entities subject to taxation under section 528 of the Internal Revenue Code of 1986 from certain beneficial ownership reporting requirements. H.R. 9045 would exempt community associations entirely from the requirements of the Corporate Transparency Act. CAI has been in support of this bill, as it meets the ultimate objective of advocacy efforts- an exemption from the Corporate Transparency Act.

Consistent with Congress’ original intent with respect to 501(c) nonprofits and entities whose information would not be highly useful in national security, intelligence, and law enforcement efforts to detect, prevent, or prosecute crime, members of Congress clearly support community associations being exempt from the beneficial ownership interest filing requirements of the CTA.

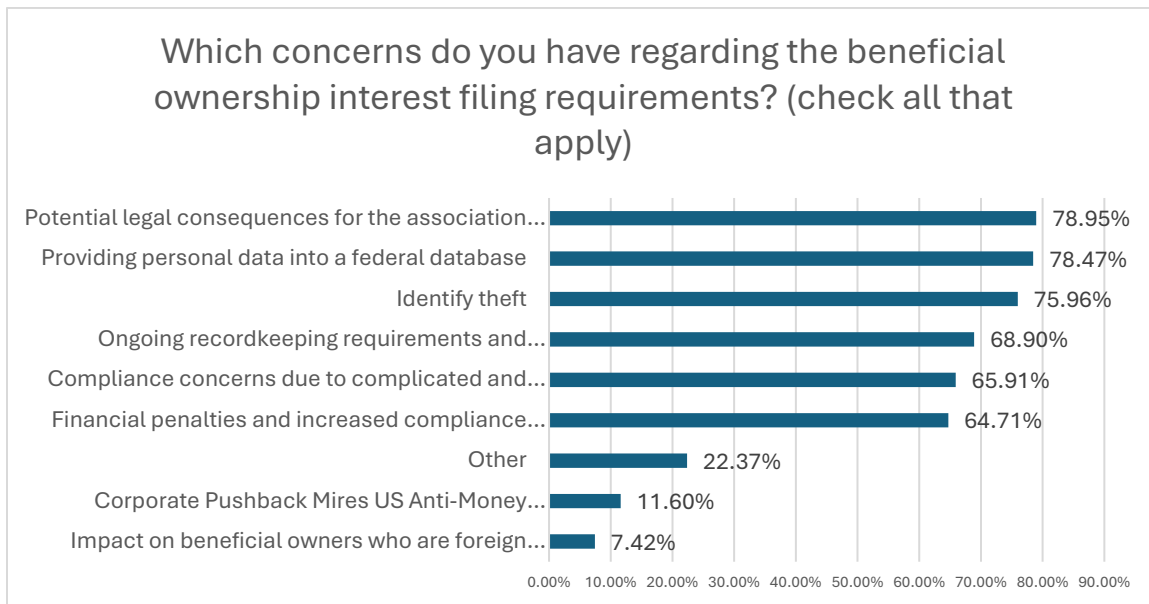
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<sup>10</sup> Letter to FinCEN <https://www.rickscott.senate.gov/services/files/0C5859CC-4BBB-475C-AEA7-E5212B04506D>

# Community Association Compliance Challenges

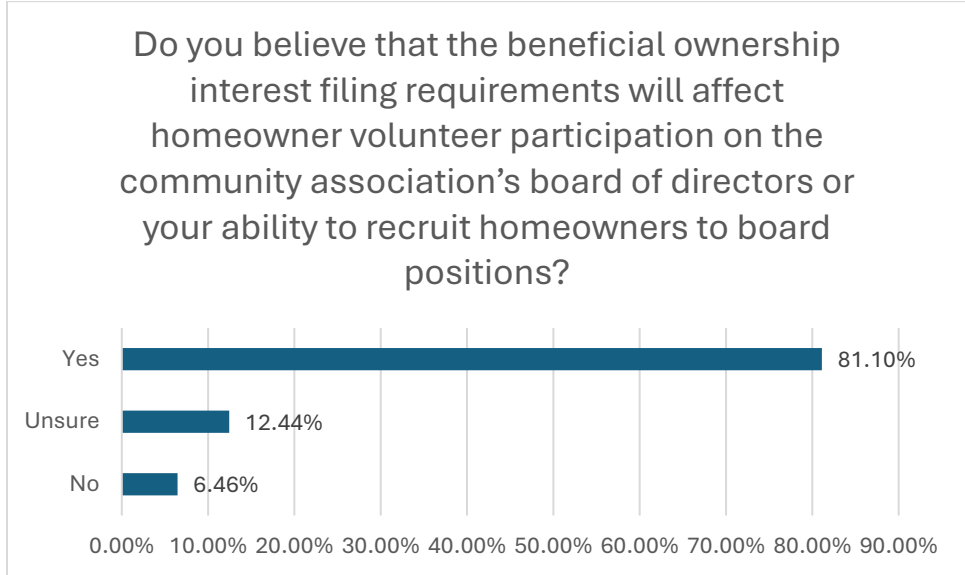
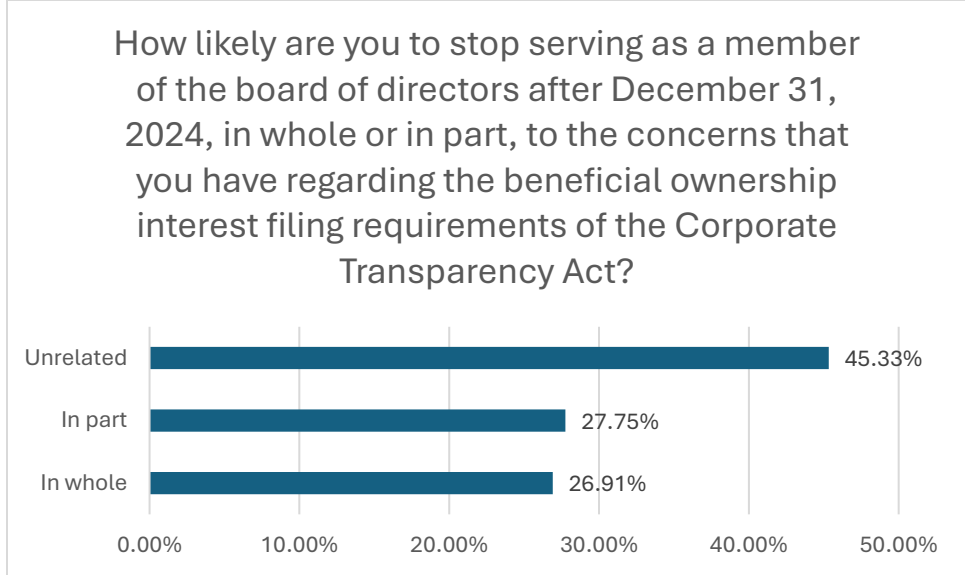
## Beneficial Ownership Information

In the survey, approximately 35% of individuals expressed lingering confusion and significant concern about who would qualify as a beneficial owner, being either unaware or unsure of this. Approximately 56% of individuals expressed they were very uncomfortable with providing the required information to the federal government, and nearly 79% of individuals noted they had concerns about opening themselves personally and their boards to legal consequences of the act. Approximately 78% expressed concerns about putting personal information into a new federal database, and nearly 76% expressed concerns about the potential to opening themselves up for identity theft as part of the transfer of personal information.



Overwhelmingly, community association homeowners are not comfortable with the new requirements of the act, with approximately 54% express that they believe these new disclosure requirements will lead to board members resigning either in whole or in part. Eighty-one percent (81%) of respondents stated they are concerned the new filing requirements will impact homeowner volunteer participation and the ability to recruit new board members.





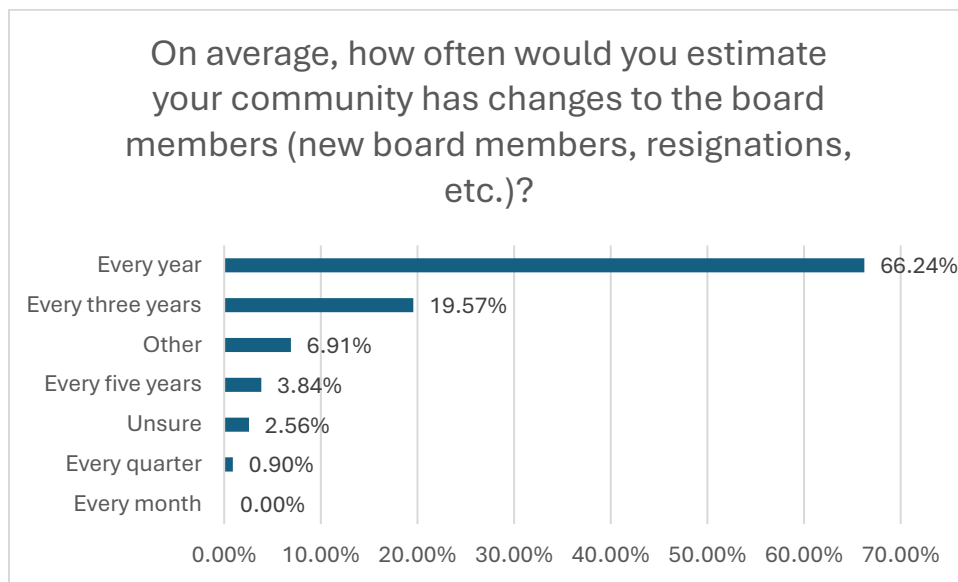
**Volunteer Resignations**

Some of the most concerning impacts for the functioning of community associations are the mass resignation of volunteers due to the reporting requirements of the act, as well as the lack of replacement volunteers willing to fill open board member positions due to a reluctance to report personal identifying information to the federal government. Community association boards are directly responsible for the day-to-day upkeep of communities and buildings. They are the ones processing maintenance requests, enforcing homeowner-developed rules, and ensuring that actions are taken to maintain property values. Community association governing documents have specific quorum requirements for board decisions and delegate duties to specific volunteer board members. If quorum cannot be met and board positions remain vacant, then community association activities across the country will be paralyzed, and homeowners will see a noticeable decrease in their quality of life, as maintenance on common utilities and amenities is not

performed in a timely manner, and as rules enforcement struggles to meet community needs. Furthermore, property values of the homes for more than 75 million Americans will likely decline because of the unwillingness of homeowners to serve on their community association boards of directors.

### Association Board Turnover

The majority of community association boards see changes to membership every year, with 66% of respondents self-identifying their association. The act requires within 30 days of a change, this information be reported to FinCEN, or penalties will be levied, including fines and jail time. If a new board is unaware of the filing requirement or is unable to locate the FinCEN identification number in time that would potentially leave homeowner volunteers open to severe, life-changing consequences.



### Conclusion

Community associations are at low risk for the types of money laundering and terrorist financing activities that the act is designed to combat. Millions of Americans live in, and volunteer for, community associations. They are committed to following not just existing state disclosure statutes, but also industry best practices regarding annual financial audits. Additionally, community associations are nonprofit organizations under Section 528(a) of the Internal Revenue Code, 26 U.S.C. § 528(a). Section 528(a) states that “[a] homeowners association shall be considered an organization exempt from income taxes for the purpose of any law which refers to organizations exempt from income taxes.” 26 USC § 528(a). Reading Section 528(a) together with the existing nonprofit organization exemption of the act, community associations are functionally the same as the 501(c) organizations currently excluded from the act’s reporting requirements and should be treated as such.



## Appendix 1

# National State Law Community Association Transparency and Disclosure Requirements

Updated September 9, 2024

**Key Data Point Summary:** *This chart highlights community association transparency and disclosure state laws for all 50 states plus the District of Columbia, with the following notable trends:*

**Access to Books and Records Mandates:** Every state, through either language contained in a nonprofit corporation act or a dedicated community association law, protects the right of community association homeowners to inspect books and records.

**Access to Financial Document Mandates:** Every state, through either language contained in a nonprofit corporation act or a dedicated community association law, protects the right of community association homeowners to inspect financial documents.

**Audit Requirements:** A total of 23 states plus DC, including Arizona, California, Connecticut, Delaware, Florida, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Minnesota, Michigan, Nebraska, New Mexico, North Carolina, Nevada, Pennsylvania, Oregon, Rhode Island, Tennessee, Texas, Virginia, and Washington State have audit requirements specific to community associations. 8 states plus DC, including Hawaii, Maryland, Massachusetts, Minnesota, Oregon, Texas, Virginia and Washington State, extend their audit requirements to condominium associations. Arizona, Connecticut, and New Mexico have audit requirements for HOAs. New York, while it does not have audit requirements for community associations specifically, has an audit requirement for all nonprofit organizations. Texas has a condominium association and audit requirement for all nonprofit organizations.

**Resale Disclosure Requirements:** A total of 30 states plus DC, including Alabama, Alaska, Arizona, California, Connecticut, Delaware, Florida, Illinois, Kentucky, Louisiana, Maine, Maryland, Michigan, Minnesota, Missouri, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, Oregon, Pennsylvania, Rhode Island, Tennessee, Texas, Vermont, Washington State, West Virginia, Wisconsin, have specific disclosure requirements related to the resale of units in community associations. Of these, 12 states plus DC, including Alaska, Kentucky, Maine, Michigan, Missouri, Nebraska, Nevada, New Mexico, North Carolina, Oregon, Rhode Island, and Tennessee, require disclosure via their condominium act,. Wisconsin requires disclosure in condominium transactions via a separate piece of statutory language, while New York requires disclosure for all real estate transactions via a separate piece of statutory language.



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
<b>Uniform Law Commission Language</b>	<a href="#">Uniform Common Interest Ownership Act (UCIOA)</a>	<a href="#">SECTION 3-118. ASSOCIATION RECORDS.</a> all records retained by an association must be available for examination and copying by a unit owner or the owner's authorized agent: (1) during reasonable business hours or at a mutually convenient time and location; And (2) upon [five] days' notice in a record reasonably identifying the specific records of the association requested.	<a href="#">SECTION 3-118. ASSOCIATION RECORDS.</a> all records retained by an association must be available for examination and copying by a unit owner or the owner's authorized agent: (1) during reasonable business hours or at a mutually convenient time and location; and (2) upon [five] days' notice in a record reasonably identifying the specific records of the association requested.	<a href="#">SECTION 4-109. REALES OF UNITS.</a> a unit owner shall furnish to a purchaser before the earlier of conveyance or transfer of the right to possession of a unit, a copy of the bylaws, the rules of the association, and the declaration other than plats and plans. The unit owner also shall furnish a certificate containing, but not limited to, fees payable by the owner of the unit being sold, capital expenditures approved by the associations for current and succeeding fiscal years, amount of any reserves for capital expenditures, balance sheet with income and expense statements, current operating budget of the association, insurance coverage, accountant's statements, etc.	N/A
<b>Alabama</b>	Alabama Condominium Ownership Statute <a href="#">Section 35-8</a>	<a href="#">Section 35-8-11 Recordation of documents and instruments.</a> The declaration and any amendments thereto, the bylaws and any amendments thereto, and all deeds,	N/A	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		<p>mortgages, liens, and other such documents and instruments relating to the condominium which are required to be recorded shall be recorded in the county or counties where the real property is located.</p>			
	<p>Alabama Uniform Condominium Act <a href="#">Section 35-8A</a></p>	<p><a href="#">Section 35-8A-318 Association records.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 35-8A-409. All financial and other records shall be made reasonably available for examination by any unit owner and his or her authorized agents and such records shall be made available in the county where the condominium is located. A reasonable fee or hourly charge may be assessed for this service.</p>	<p><a href="#">Section 35-8A-318 Association records.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 35-8A-409. All financial and other records shall be made reasonably available for examination by any unit owner and his or her authorized agents and such records shall be made available in the county where the condominium is located. A reasonable fee or hourly charge may be assessed for this service.</p>	<p><a href="#">Section 35-8A-409</a> Resales of units. a unit owner upon written request by a purchaser of a unit previously disposed of, which written request must be made within 14 days of the date the purchaser signs the contract with a purchaser, shall furnish to a purchaser before the conveyance and in any event within 15 days of receipt of the written request, a copy of the declaration, the bylaws, the rules, and the regulations of the association, and a certificate containing, but not limited to, periodic common expense assessments, amount of any unpaid common expense or special assessments against the unit, assessments or fees assessed, recently</p>	<p>N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
				prepared balance sheet, income and expense statement, and other reports by the association, current operating budget of the association, insurance coverage, etc.	
	<a href="#">Alabama Homeowners' Association Act, Ala. Code § 35-20-1</a>	<a href="#">Section 35-20-13</a> A homeowners' association subject to this chapter shall maintain records and information to be made available to each member or potential purchaser, upon written request, within a reasonable time not to exceed 30 days from the date of the request, and upon the payment of reasonable associated costs. Any homeowners' association may provide the records and information in paper or electronic form or direct the member or potential purchaser to the location of any public record containing the records or information.	<a href="#">Section 35-20-13</a> (3) A copy of the current operating budget and reserve funds, if any, and a statement of financial condition for the last fiscal year.	<a href="#">Section 35-20-13</a> Upon written request by a member or potential purchaser and upon payment of reasonable costs, the homeowners' association, as specified in subsection (a), shall provide or direct the member or potential purchaser to the location of the public record containing...	N/A
	<a href="#">Alabama Nonprofit Corporation Law, Ala. Code § 10A-3-1.01</a>	<a href="#">Section 10A-3-2.32</a> Each nonprofit corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, board of directors and committees having any of the authority of	N/A	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		the board of directors; and shall keep at its registered office or principal office in Alabama a record of the names and addresses of its members entitled to vote, directors and officers. All books and records of a nonprofit corporation may be inspected by any member, director or officer, or his or her agent or attorney, for any proper purpose at any reasonable time.			
Alaska	<a href="#">Alaska Horizontal Property Regimes Act, Alaska Stat. § 34.07.010</a>	<a href="#">Sec. 34.07.280</a> The manager or board of directors shall keep detailed and accurate records in chronological order of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred.	<a href="#">Sec. 34.07.280 and Sec. 34.07.290</a> The receipts and expenditures records and vouchers authorizing payment for maintenance and repair of common areas and facilities required to be kept by AS 34.07.280 shall be available for examination by an apartment owner at convenient hours of weekdays.	N/A	N/A
	<a href="#">Alaska Uniform Common Interest Ownership Act (AUCIOA), Alaska Stat. § 34.08.010</a>	<a href="#">Sec. 34.08.490.</a> a) The association shall keep financial records sufficiently detailed to enable the association to comply with AS 34.08.590. Financial and other records must be made reasonably available for examination by a unit owner	<a href="#">Sec. 34.08.490.</a> a) The association shall keep financial records sufficiently detailed to enable the association to comply with AS 34.08.590. Financial and other records must be made reasonably available for examination by a unit owner	<a href="#">Sec. 34.08.590.</a> Except for a sale in which delivery of a public offering statement is required, or unless the sale is exempt under AS 34.08.510(b), a unit owner shall furnish to a purchaser before execution of a contract for	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		and an authorized agent of a unit owner.	and an authorized agent of a unit owner.	sale of a unit or before conveyance a copy of the declaration, as amended, the bylaws, the rules or regulations of the association, and a certificate containing a statement disclosing...	
	<a href="#">Alaska Nonprofit Corporation Act, Alaska Stat. § 10.20.005</a>	<a href="#">Sec. 10.20.131.</a> A corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, board of directors and committees having any of the authority of the board of directors; and shall keep at its registered office or principal office in the state a record of the names and addresses of its members entitled to vote.	<a href="#">Sec. 10.20.131.</a> All books and records of a corporation may be inspected by any member, or an agent or attorney for the member, for any proper purpose at any reasonable time.	N/A	N/A
<b>Arizona</b>	Condominium Statute <a href="#">Title 33 Chapter 9 (33, 1201-1270)</a>	<a href="#">33-1258. Association financial and other records; applicability</a> Except as provided in subsection B of this section, all financial and other records of the association shall be made reasonably available for examination by any member or any person designated by the member in writing as the member's representative. The association shall not charge a member or any person	<a href="#">33-1258. Association financial and other records; applicability</a> Except as provided in subsection B of this section, all financial and other records of the association shall be made reasonably available for examination by any member or any person designated by the member in writing as the member's representative. The association shall not charge a member or any person	<a href="#">33-1260. Resale of units; information required; fees; civil penalty; applicability; definition</a> For condominiums with fewer than fifty units, a unit owner shall mail or deliver to a purchaser or a purchaser's authorized agent within ten days after receipt of a written notice of a pending sale of the unit, and for condominiums with fifty or more units, the	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		designated by the member in writing for making material available for review. The association shall have ten business days to fulfill a request for examination. On request for purchase of copies of records by any member or any person designated by the member in writing as the member's representative, the association shall have ten business days to provide copies of the requested records. An association may charge a fee for making copies of not more than fifteen cents per page.	designated by the member in writing for making material available for review. The association shall have ten business days to fulfill a request for examination. On request for purchase of copies of records by any member or any person designated by the member in writing as the member's representative, the association shall have ten business days to provide copies of the requested records. An association may charge a fee for making copies of not more than fifteen cents per page.	association shall mail or deliver to a purchaser or a purchaser's authorized agent within ten days after receipt of a written notice of a pending sale that contains the name and address of the purchaser all of the following in either paper or electronic format...	
	Planned Communities (Applies to HOAs) <a href="#">Title 33, Chapter 16 (33.1801-1816)</a>	<a href="#">33-1805. Association financial and other records</a> Except as provided in subsection B of this section, all financial and other records of the association shall be made reasonably available for examination by any member or any person designated by the member in writing as the member's representative. The association shall not charge a member or any person designated by the member in writing for making material available for review. The	<a href="#">33-1805. Association financial and other records</a> Except as provided in subsection B of this section, all financial and other records of the association shall be made reasonably available for examination by any member or any person designated by the member in writing as the member's representative. The association shall not charge a member or any person designated by the member in writing for making material available for review. The	<a href="#">33-1806. Resale of units; information required; fees; civil penalty; definition</a> For planned communities with fewer than fifty units, a member shall mail or deliver to a purchaser or a purchaser's authorized agent within ten days after receipt of a written notice of a pending sale of the unit, and for planned communities with fifty or more units, the association shall mail or deliver to a purchaser or a purchaser's authorized	<a href="#">33-1810.</a> Unless any provision in the planned community documents requires an annual audit by a certified public accountant, the board of directors shall provide for an annual financial audit, review or compilation of the association. The audit, review or compilation shall be completed no later than one hundred eighty days after the end of the association's

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		association shall have ten business days to fulfill a request for examination. On request for purchase of copies of records by any member or any person designated by the member in writing as the member's representative, the association shall have ten business days to provide copies of the requested records. An association may charge a fee for making copies of not more than fifteen cents per page.	association shall have ten business days to fulfill a request for examination. On request for purchase of copies of records by any member or any person designated by the member in writing as the member's representative, the association shall have ten business days to provide copies of the requested records. An association may charge a fee for making copies of not more than fifteen cents per page.	agent within ten days after receipt of a written notice of a pending sale that contains the name and address of the purchaser all of the following in either paper or electronic format...	fiscal year and shall be made available upon request to the members within thirty days after its completion.
	Homeowners Association Dwelling Actions <a href="#">Title 33, Chapter 18 (33, 2001-2003)</a>	N/A	N/A	N/A	N/A
	Common Areas Statutes <a href="#">Title 42, Chapter 13, Article 9</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporations <a href="#">Title 10, Chapters 24-39</a>	<a href="#">10-1602. Inspection of records by shareholders</a> Any shareholder who has been a holder of record of shares or of a voting trust beneficial interest therefor at least six months immediately preceding its demand or will be the holder of record of or the holder of record of a voting trust beneficial interest	<a href="#">10-1620. Financial statements for shareholders</a> A corporation shall furnish its shareholders annual financial statements that may be consolidated or combined statements of the corporation and one or more of its subsidiaries, as appropriate, and that include a balance sheet as	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		for at least five per cent of all of the outstanding shares of a corporation is entitled to inspect and copy any of the records of the corporation described in section 10-1601, subsection E during regular business hours at the corporation's principal office, if the shareholder gives the corporation written notice of its demand as provided in section 10-141 at least five business days before the date on which it wishes to inspect and copy.	of the end of the fiscal year, an income statement for that year and a statement of changes in shareholders' equity for the year unless that information appears elsewhere in the financial statements. If financial statements are prepared for the corporation on the basis of generally accepted accounting principles, the annual financial statements shall also be prepared on that basis.		
Arkansas	Horizontal Property Act (does not apply to HOAs) <a href="#">Title 18, Subtitle 2, Chapter 13</a>	<a href="#">Section 18-13-110</a> The administrator, the board of administration, or other form of administration specified in the bylaws shall keep a book with a detailed account, in chronological order, of the receipts and expenditures affecting the building and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred.	<a href="#">Section 18-13-110</a> Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the co-owners at convenient hours on working days that shall be set and announced for general knowledge.	N/A	N/A
	Nonprofit Corporation Act of 1993 <a href="#">Title 4, Subtitle 3, Chapter 33</a>	<a href="#">Section 4-33-720</a> The list of members must be available for inspection by any member for the purpose of communication with other members concerning the	N/A	N/A	

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		meeting, beginning two (2) business days after notice is given of the meeting for which the list was prepared and continuing through the meeting, at the corporation's principal office or at a reasonable place identified in the meeting notice in the city where the meeting will be held. A member, a member's agent, or attorney is entitled on written demand to inspect and, subject to the limitations of subsection (d) of this section, to copy the list, at a reasonable time and at the member's expense, during the period it is available for inspection.			
<b>California</b>	Davis-Stirling Act (Common Interest Developments) <a href="#">Civil Code 4000-6150</a>	<a href="#">ARTICLE 5. Record Inspection [5200 - 5240]</a> The association shall make available association records for the time periods and within the timeframes provided in Section 5210 for inspection and copying by a member of the association, or the member's designated representative.	<a href="#">ARTICLE 7. Annual Reports [5300 - 5320]</a> Unless the governing documents impose more stringent standards, a review of the financial statement of the association shall be prepared in accordance with generally accepted accounting principles by a licensee of the California Board of Accountancy for any fiscal year in which the gross income to the association exceeds seventy-five thousand dollars (\$75,000). A copy of	<a href="#">ARTICLE 2. Transfer Disclosure [4525 - 4545]</a> The owner of a separate interest shall provide the following documents to a prospective purchaser of the separate interest, as soon as practicable before the transfer of title or the execution of a real property sales contract, as defined in Section 2985	<a href="#">ARTICLE 1. Accounting [5500 - 5502]</a> The review requirements of Section 5500 may be met when every individual member of the board, or a subcommittee of the board consisting of the treasurer and at least one other board member, reviews the documents and statements described in Section 5500 independent of a board

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			the review of the financial statement shall be distributed to the members within 120 days after the close of each fiscal year, by individual delivery pursuant to Section 4040.		meeting, so long as the review is ratified at the board meeting subsequent to the review and that ratification is reflected in the minutes of that meeting.
	Nonprofit Corporation Law <a href="#">Corporations Code ( 5000-10841)</a>	<a href="#">ARTICLE 3. Rights of Inspection [6330 - 6338]</a> Subject to Sections 6331 and 6332, and unless the corporation provides a reasonable alternative pursuant to subdivision (c), a member may do either or both of the following as permitted by subdivision (b)...	<a href="#">ARTICLE 3. Rights of Inspection [6330 - 6338]</a> Subject to Sections 6331 and 6332, and unless the corporation provides a reasonable alternative pursuant to subdivision (c), a member may do either or both of the following as permitted by subdivision (b)...	N/A	N/A
	Certified Common Interest Community Manager <a href="#">CA Business and Professions Code, Division 4, Part 4 (11500-11506)</a>	N/A	N/A	N/A	N/A
<b>Colorado</b>	Condominium Ownership Act <a href="#">Title 38, Article 33</a>	<a href="#">Section 38-33-107</a> The manager or board of managers, as the case may be, shall keep detailed, accurate records of the receipts and expenditures affecting the general and limited common elements. Such records authorizing the	<a href="#">Section 38-33-107</a> The manager or board of managers, as the case may be, shall keep detailed, accurate records of the receipts and expenditures affecting the general and limited common elements. Such records authorizing the	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		payments shall be available for examination by the unit owners at convenient weekday business hours.	payments shall be available for examination by the unit owners at convenient weekday business hours.		
	Common Interest Ownership Act (applies to HOAs) <a href="#">Title 38, Article 33.3</a>	<a href="#">Section 38-33.3-317</a> Subject to subsections (3), (3.5), and (4) of this section, all records maintained by the association must be available for examination and copying by a unit owner or the owner's authorized agent. The association may require unit owners to submit a written request, describing with reasonable particularity the records sought, at least ten days prior to inspection or production of the documents and may limit examination and copying times to normal business hours or the next regularly scheduled executive board meeting if the meeting occurs within thirty days after the request. Notwithstanding any provision of the declaration, bylaws, articles, or rules and regulations of the association to the contrary, the association may not condition the production of records upon the statement of a proper purpose.	<a href="#">Section 38-33.3-317</a> Subject to subsections (3), (3.5), and (4) of this section, all records maintained by the association must be available for examination and copying by a unit owner or the owner's authorized agent. The association may require unit owners to submit a written request, describing with reasonable particularity the records sought, at least ten days prior to inspection or production of the documents and may limit examination and copying times to normal business hours or the next regularly scheduled executive board meeting if the meeting occurs within thirty days after the request. Notwithstanding any provision of the declaration, bylaws, articles, or rules and regulations of the association to the contrary, the association may not condition the production of records upon the statement of a proper purpose.	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	Nonprofit Corporation Act <a href="#">Title 7, Article 121</a>	<a href="#">Section 7-136-102</a> A member is entitled to inspect and copy, during regular business hours at the nonprofit corporation's principal office, any of the records of the nonprofit corporation described in section 7-136-101 (5) if the member gives the nonprofit corporation written demand at least five business days before the date on which the member wishes to inspect and copy such records. (2) Pursuant to subsection (5) of this section, a member is entitled to inspect and copy, during regular business hours at a reasonable location stated by the nonprofit corporation, any of the other records of the nonprofit corporation if the member meets the requirements of subsection (3) of this section and gives the nonprofit corporation written demand at least five business days before the date on which the member wishes to inspect and copy such records.	<a href="#">Section 7-136-106</a> Upon the written request of any member, a nonprofit corporation shall mail to such member its most recent annual financial statements, if any, and its most recently published financial statements, if any, showing in reasonable detail its assets and liabilities and results of its operations.	N/A	N/A
	Community Association Managers <a href="#">Title 12, Article 61.1001</a>	N/A	N/A	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
Connecticut	Condominium Act <a href="#">Title 47, Chapter 8 25</a>	<a href="#">Sec. 47-81.</a> Records maintained by the declarant, by the association or by the manager, including, but not limited to, minutes of meetings and voting records of the board of directors, shall be made available for examination and copying by any unit owner, or the unit owner's duly authorized agent, at the expense of the unit owner, during normal business hours upon the request of such unit owner or agent.	<a href="#">Sec. 47-81.</a> Records maintained by the declarant, by the association or by the manager, including, but not limited to, minutes of meetings and voting records of the board of directors, shall be made available for examination and copying by any unit owner, or the unit owner's duly authorized agent, at the expense of the unit owner, during normal business hours upon the request of such unit owner or agent.	<a href="#">Sec. 47-75a.</a> In the event of any resale of a condominium unit by a unit owner other than the declarant, such owner shall obtain from the unit owners' association and furnish to the purchaser, prior to the settlement date of the disposition, the following: (1) Appropriate statements pursuant to subsection (b) of section 47-87 and, if applicable, subsection (c) of this section; (2) a statement of any capital expenditures anticipated by the unit owners' association within the twelve months next following the date of the statement; (3) a statement of the status and amount of any reserve for replacement fund and any portion of such fund earmarked for any specified project by the board of directors.	<a href="#">Sec. 47-81.</a> From the date of the recording of the declaration until the declarant relinquishes control of the association pursuant to subsection (d) of section 47-74a he shall cause to have prepared a certified audit of the books of the condominium by a certified public accountant not less than once in every calendar year which shall be available for examination by the unit owners. Thereafter on the written petition of unit owners of not less than twenty-five per cent of the units then completed, a certified audit by an independent certified public accountant shall be made, but not more than once in any consecutive twelve-month period; provided the cost of the audit shall be a common expense.
	Common Interest Ownership Act	<a href="#">Sec. 47-260.</a>	<a href="#">Sec. 47-260.</a>	<a href="#">Sec. 47-270.</a>	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	(applies to HOAs) <a href="#">Title 47, Chapter 828</a>	Detailed records of receipts and expenditures affecting the operation and administration of the association and other appropriate accounting records, including, but not limited to, records relating to reserve accounts, if any...	Detailed records of receipts and expenditures affecting the operation and administration of the association and other appropriate accounting records, including, but not limited to, records relating to reserve accounts, if any...	Except in the case of a sale in which delivery of a public offering statement is required under either this chapter or chapter 825, or unless exempt under subsection (b) of section 47-262, a unit owner shall furnish to a purchaser or such purchaser's attorney, before the earlier of conveyance or transfer of the right to possession of a unit, a copy of the declaration, other than any surveys and plans, the bylaws, the rules or regulations of the association, and a certificate containing...	
	Community Association Managers <a href="#">Chapter 400b</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation <a href="#">Chapter 602</a>	<a href="#">Sec. 33-1236.</a> member is entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection (e) of section 33-1235 if he gives the corporation written notice of his demand at least five	<a href="#">Sec. 33-1236.</a> member is entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection (e) of section 33-1235 if he gives the corporation written notice of his demand at least five	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		business days before the date on which he wishes to inspect and copy.	business days before the date on which he wishes to inspect and copy.		
Delaware	Unit Properties <a href="#">Title 25, Chapter 22</a>	<a href="#">§ 2218.</a> The treasurer shall keep detailed records of all receipts and expenditures, including expenditures affecting the common elements specifying and itemizing the maintenance, repair and replacement expenses of the common elements and any other expenses incurred. Such records shall be available for examination by the unit owners during regular business hours. In accordance with the actions of the council assessing common expenses against the units and unit owners, the treasurer shall keep an accurate record of such assessments and of the payment thereof by each unit owner.	<a href="#">§ 2218.</a> The treasurer shall keep detailed records of all receipts and expenditures, including expenditures affecting the common elements specifying and itemizing the maintenance, repair and replacement expenses of the common elements and any other expenses incurred. Such records shall be available for examination by the unit owners during regular business hours. In accordance with the actions of the council assessing common expenses against the units and unit owners, the treasurer shall keep an accurate record of such assessments and of the payment thereof by each unit owner.	N/A	N/A
	Uniform Common Interest Ownership Act (applies to HOAs) <a href="#">Title 25, Chapter 81</a>	<a href="#">§ 81-318.</a> Subject to the provisions of subsection (c) of this section, all records kept by the association, including the association's membership list and address, and aggregate salary information of employees of the association,	<a href="#">§ 81-318.</a> Subject to the provisions of subsection (c) of this section, all records kept by the association, including the association's membership list and address, and aggregate salary information of	<a href="#">§ 81-409.</a> Except in the case of a sale in which delivery of a public offering statement is required, or unless exempt under § 81-401(b) of this title, a unit owner shall furnish to a purchaser not later than	<a href="#">§ 81-306.</a> For an association for a condominium or cooperative with more than 50 unit owners, an independent audit by a licensed certified public accounting firm of the financial records



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		<p>shall be available for examination and copying by a unit owner or the unit owner's authorized agent so long as the request is made in good faith and for a proper purpose related to the owner's membership in the association. This right of examination may be exercised: (i) only during reasonable business hours or at a mutually convenient time and location, and (ii) upon 5-days' written notice reasonably identifying the purpose for the request and the specific records of the association requested.</p>	<p>employees of the association, shall be available for examination and copying by a unit owner or the unit owner's authorized agent so long as the request is made in good faith and for a proper purpose related to the owner's membership in the association. This right of examination may be exercised: (i) only during reasonable business hours or at a mutually convenient time and location, and (ii) upon 5-days' written notice reasonably identifying the purpose for the request and the specific records of the association requested.</p>	<p>the time of the signing of the contract to purchase, a copy of the declaration (other than any plats and plans), all amendments to the declaration, the bylaws, and the rules of the association (including all amendments to the rules), and a certificate containing or attaching the following, to be correct to within 120 days prior to the date the certificate of the unit owner is furnished to the purchaser...</p>	<p>of the association to be performed no less frequently than once every 3 years and for each intervening year a review (instead of a full audit) by an independent accountant which need not be conducted by a certified public accounting firm, provided that where an association of fewer than 100 unit owners so decides by duly adopted resolution, the audit requirement may be satisfied by a review (instead of a full audit) by an independent accountant which need not be conducted by a certified public accounting firm</p>
	<p>Conversion of Manufactured Home Communities to Manufactured Home Condominium or Cooperative Communities <a href="#">Title 25, Chapter 71</a></p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	Uniform Nonprofit Corporation Act <a href="#">Title 6, Chapter 19</a>	N/A	N/A	N/A	N/A
Florida	Condominium <a href="#">Chapter 718</a>	<a href="#">718.111</a> The official records of the association are open to inspection by any association member and any person authorized by an association member as a representative of such member at all reasonable times.	<a href="#">718.111</a> The official records of the association are open to inspection by any association member and any person authorized by an association member as a representative of such member at all reasonable times.	<a href="#">718.503</a> Each contract entered into after July 1, 1992, for the resale of a residential unit shall contain in conspicuous type either...	<a href="#">718.111</a> An association that meets the criteria of this paragraph shall prepare a complete set of financial statements in accordance with generally accepted accounting principles. The financial statements must be based upon the association's total annual revenues, as follows...
	Cooperatives <a href="#">Chapter 719</a>	N/A	N/A	<a href="#">719.503</a> Any contracts for the sale of a unit or a lease thereof for an unexpired term of more than 5 years shall contain...	N/A
	Homeowners' Associations <a href="#">Chapter 720</a>	<a href="#">720.303</a> Unless otherwise provided by law or the governing documents of the association, the official records must be maintained within this state for at least 7 years and be made available to a parcel owner for inspection or photocopying within 45 miles of the	<a href="#">720.303</a> Unless otherwise provided by law or the governing documents of the association, the official records must be maintained within this state for at least 7 years and be made available to a parcel owner for inspection or photocopying within 45 miles of the	<a href="#">720.401</a> A prospective parcel owner in a community must be presented a disclosure summary before executing the contract for sale. The disclosure summary must be in a form substantially similar to the following form...	<a href="#">720.3086</a> In a residential subdivision in which the owners of lots or parcels must pay mandatory maintenance or amenity fees to the subdivision developer or to the owners of the common areas,

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		community or within the county in which the association is located within 10 business days after receipt by the board or its designee of a written request from the parcel owner.	community or within the county in which the association is located within 10 business days after receipt by the board or its designee of a written request from the parcel owner.		recreational facilities, and other properties serving the lots or parcels, the developer or owner of such areas, facilities, or properties shall make public, within 60 days ...
	Community Association Management <a href="#">Chapter 468, Part 8</a>	N/A	N/A	N/A	N/A
	Corporations Act <a href="#">Chapter 607</a>	N/A	N/A	N/A	N/A
	Not-for-Profit Corporations <a href="#">Chapter 617</a>	<a href="#">617.1602</a> A member of a corporation is entitled to inspect and copy, during regular business hours at the corporation's principal office or at a reasonable location specified by the corporation, any of the records of the corporation described in s. 617.1601(5), if the member gives the corporation written notice of his or her demand at least 10 business days before the date on which he or she wishes to inspect and copy.	<a href="#">617.1602</a> A member of a corporation is entitled to inspect and copy, during regular business hours at the corporation's principal office or at a reasonable location specified by the corporation, any of the records of the corporation described in s. 617.1601(5), if the member gives the corporation written notice of his or her demand at least 10 business days before the date on which he or she wishes to inspect and copy.	N/A	N/A
	Restrictions on Clotheslines <a href="#">Title XI, Chapter 163</a>	N/A	N/A	N/A	N/A

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Georgia	Condominium Act <a href="#">Title 44, Chapter 3, Article 3</a>	N/A	N/A	N/A	N/A
	Property Owners' Associations <a href="#">Title 44, Chapter 3, Article 6</a>	<a href="#">Section 44-3-227</a> True and correct copies of the articles of incorporation and bylaws of the association and all amendments thereto shall be maintained at the principal and the registered offices of the association and at the sales office of the declarant so long as the declarant has the right to control the association pursuant to the instrument; and copies thereof shall be furnished to any lot owner on request upon payment of a reasonable charge therefor.	<a href="#">Section 44-3-227</a> True and correct copies of the articles of incorporation and bylaws of the association and all amendments thereto shall be maintained at the principal and the registered offices of the association and at the sales office of the declarant so long as the declarant has the right to control the association pursuant to the instrument; and copies thereof shall be furnished to any lot owner on request upon payment of a reasonable charge therefor.	N/A	N/A
	Manager Licensing <a href="#">Title 43, Chapter 40</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporations <a href="#">Title 14, Chapter 3</a>	<a href="#">Section 14-3-1602</a> A member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in subsection (a) of this Code section if the member gives	<a href="#">Section 14-3-1620</a> A corporation upon request in writing or by electronic transmission from a member shall furnish that member its latest prepared annual financial statements, which may be consolidated or combined statements of the	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		the corporation written notice or a written demand at least five business days before the date on which the member wishes to inspect and copy.	corporation and one or more of its subsidiaries or affiliates, in reasonable detail as appropriate, that include a balance sheet as of the end of the fiscal year and statement of operations for that year. If financial statements are prepared for the corporation on the basis of generally accepted accounting principles, the annual financial statements must also be prepared on that basis.		
<b>Hawaii</b>	Planned Community Associations (applies to HOAs) <a href="#">HRS 421J</a>	<a href="#">§421J-7</a> Association documents, the most current financial statement of the association, and the minutes of the most recent meeting of the board of directors (other than minutes of executive sessions) shall be made available for examination by any member at no cost, on twenty-four-hour loan or during reasonable hours	<a href="#">§421J-7</a> Financial statements, general ledgers, accounts receivable ledgers, accounts payable ledgers, check ledgers, insurance policies, contracts, invoices of the association for the duration those records are kept by the association, and any documents regarding delinquencies of ninety days or more shall be made available for examination by members at reasonable hours at a location designated by the board; provided that members shall pay for all costs associated with the examination of these documents. The board may require members	N/A	N/A

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			to furnish the association with an affidavit stating that the foregoing information is requested in good faith for the protection of the interests of the association, its members, or both. Copies of these documents shall be provided to any member upon the member's request if the member pays a reasonable fee for duplication, postage, stationery, and other administrative costs associated with handling the request.		
	Condominiums <a href="#">H RS 514B</a>	<a href="#">§514B-154.5</a> Notwithstanding any other provision in the declaration, bylaws, or house rules, if any, the following documents, records, and information, whether maintained, kept, or required to be provided pursuant to this section or section 514B-152, 514B-153, or 514B-154, shall be made available to any unit owner and the owner's authorized agents by the managing agent, resident manager, board through a board member, or the association's representative...	<a href="#">§514B-154.5</a> Notwithstanding any other provision in the declaration, bylaws, or house rules, if any, the following documents, records, and information, whether maintained, kept, or required to be provided pursuant to this section or section 514B-152, 514B-153, or 514B-154, shall be made available to any unit owner and the owner's authorized agents by the managing agent, resident manager, board through a board member, or the association's representative...	N/A	<a href="#">§514B-150</a> e association shall require an annual audit of the association financial accounts and no less than one annual unannounced verification of the association's cash balance by a public accountant; provided that if the association is comprised of less than twenty units, the annual audit and the annual unannounced cash balance verification may be waived at an association meeting by

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					a vote of a majority of the unit owners.
	Unincorporated Nonprofit Associations <a href="#">HRS 429</a>	<a href="#">§414D-302</a> Subject to sections 414D-301(e) and 414D-303(c), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 414D-301(e) if the member gives the corporation written notice or a written demand at least five business days before the date on which the member wishes to inspect and copy.	<a href="#">§414D-302</a> Subject to sections 414D-301(e) and 414D-303(c), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 414D-301(e) if the member gives the corporation written notice or a written demand at least five business days before the date on which the member wishes to inspect and copy.	N/A	N/A
<b>Idaho</b>	Condominium Property Act (does not apply to HOAs) <a href="#">Title 55, Chapter 15</a>	N/A	N/A	N/A	N/A
	Homeowners Association Act <a href="#">Title 55-32</a>	N/A	<a href="#">55-3205</a> A homeowner's association or its agent must provide a member and the member's agent, if any, a statement of the member's assessment account no more than five (5) business days after a written request by the member or the member's agent is received by the manager, president, board member, or other agent of	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			the homeowner's association, or any combination thereof. The homeowner's association will be bound by the amounts set forth within the statement of assessment account. The statement of assessment account shall include all outstanding assessments, charges, and fees, including any transfer fee, that are due and owing to the homeowner's association, including any late fees or interest that may have accrued.		
	Nonprofit Corporation Act <a href="#">Title 30-30</a>	<a href="#">30-30-1102</a> Subject to subsection (5) of this section and section 30-30-1103(3), Idaho Code, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 30-30-1101(5), Idaho Code, if the member gives the corporation written notice or a written demand at least fifteen (15) business days before the date on which the member wishes to inspect and copy.	<a href="#">30-30-1102</a> Subject to subsection (5) of this section and section 30-30-1103(3), Idaho Code, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 30-30-1101(5), Idaho Code, if the member gives the corporation written notice or a written demand at least fifteen (15) business days before the date on which the member wishes to inspect and copy.	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
Illinois	Condominium Property Act (Does not apply to HOAs) <a href="#">765 ILCS 605</a>	<a href="#">765 ILCS 605/19</a> Any member of an association shall have the right to inspect, examine, and make copies of the records described in subdivisions (1), (2), (3), (4), (5), (6), (9), and (10) of subsection (a) of this Section, in person or by agent, at any reasonable time or times, at the association's principal office.	<a href="#">765 ILCS 605/19</a> Any member of an association shall have the right to inspect, examine, and make copies of the records described in subdivisions (1), (2), (3), (4), (5), (6), (9), and (10) of subsection (a) of this Section, in person or by agent, at any reasonable time or times, at the association's principal office.	<a href="#">765 ILCS 605/22</a> Full disclosure before sale. In relation to the initial sale or offering for sale of any condominium unit, the seller must make full disclosure of, and provide copies to the prospective buyer of, the following information relative to the condominium project...	N/A
	Common Interest Community Association Act (Applies to HOAs) <a href="#">765 ILCS 160</a>	<a href="#">765 ILCS 160/1-30</a> Where a request for records under this subsection is made in writing to the board or its agent, failure to provide the requested record or to respond within 30 days shall be deemed a denial by the board.	<a href="#">765 ILCS 160/1-45</a> Each member shall receive through a prescribed delivery method, at least 30 days but not more than 60 days prior to the adoption thereof by the board, a copy of the proposed annual budget together with an indication of which portions are intended for reserves, capital expenditures or repairs or payment of real estate taxes	<a href="#">765 ILCS 160/1-35</a> In the event of any resale of a unit in a common interest community association by a member or unit owner other than the developer, the board shall make available for inspection to the prospective purchaser, upon demand, the following...	N/A
	General Not for Profit Act <a href="#">805 ILCS 105</a>	<a href="#">805 ILCS 105/107.75</a> Any voting member shall have the right to examine, in person or by agent, at any reasonable time or times, the corporation's books and records of account and minutes, and to make	<a href="#">805 ILCS 105/107.75</a> Any voting member shall have the right to examine, in person or by agent, at any reasonable time or times, the corporation's books and records of account and minutes, and to make	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		extracts therefrom, but only for a proper purpose.	extracts therefrom, but only for a proper purpose.		
Indiana	Condominium Act (Does not apply to HOAs) <a href="#">IC 32-25</a>	<a href="#">Section 32-25-8-2.5</a> The minutes of meetings of the board of directors of a condominium, including the annual meeting, must be made available to a co-owner of the condominium for inspection upon request.	<a href="#">Section 32-25-8-8</a> The records and the vouchers authorizing the payments shall be available for examination by the co-owners at convenient hours of weekdays.	N/A	N/A
	Homeowners Associations <a href="#">IC 32-25.5</a>	<a href="#">Section 32-25.5-3-3</a> A written request for inspection must identify with reasonable particularity the information being requested. A member's ability to inspect records under this section shall not be unreasonably denied or conditioned upon provision of an appropriate purpose for the request. The homeowners association may charge a reasonable fee for the copying of a record requested under this subsection if the homeowners association member requests a written copy of the record.	<a href="#">Section 32-25.5-3-3</a> A written request for inspection must identify with reasonable particularity the information being requested. A member's ability to inspect records under this section shall not be unreasonably denied or conditioned upon provision of an appropriate purpose for the request. The homeowners association may charge a reasonable fee for the copying of a record requested under this subsection if the homeowners association member requests a written copy of the record.	N/A	N/A
	Nonprofit Corporation Act <a href="#">IC 23-17</a>	<a href="#">Section 23-17-27-2</a> Subject to subsection (e), a member may inspect and copy, at a reasonable time and reasonable location specified by the corporation, the following records of the	<a href="#">Section 23-17-27-2</a> Subject to subsection (e), a member may inspect and copy, at a reasonable time and reasonable location specified by the corporation, the following records of the	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		corporation if the member meets the requirements of subsection (c) and gives the corporation written notice at least five (5) business days before the date on which the member desires to inspect and copy...	corporation if the member meets the requirements of subsection (c) and gives the corporation written notice at least five (5) business days before the date on which the member desires to inspect and copy...		
Iowa	Cooperative Associations <a href="#">Chapter 499A</a>	<a href="#">499.46</a> Bylaws shall be kept by the secretary subject to inspection by any member at any time. Bylaws may deal with the fiscal or internal affairs of the association or any subject of this chapter in any manner not inconsistent with this chapter or the articles.	<a href="#">499.46</a> Bylaws shall be kept by the secretary subject to inspection by any member at any time. Bylaws may deal with the fiscal or internal affairs of the association or any subject of this chapter in any manner not inconsistent with this chapter or the articles.	N/A	N/A
	Horizontal Property (does not apply to HOAs) <a href="#">Chapter 499B</a>	N/A	N/A	N/A	N/A
	Uniform Unincorporated Nonprofit Association Act <a href="#">Chapter 501B</a>	<a href="#">504.1602</a> Subject to subsection 5, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 504.1601, subsection 5, if the member gives the corporation written notice or a written	<a href="#">504.1602</a> Subject to subsection 5, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in section 504.1601, subsection 5, if the member gives the corporation written notice or a written	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		demand at least five business days before the date on which the member wishes to inspect and copy	demand at least five business days before the date on which the member wishes to inspect and copy		
Kansas	Apartment Ownership Act (Does not apply to HOAs) <a href="#">Chapter 58, Article 31</a>	N/A	<a href="#">58-3120</a> The manager or board of directors, as the case may be, shall keep detailed, accurate records in chronological order, of receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the apartment owners at convenient hours of week days, pursuant to the rights and limitations of K.S.A. 2023 Supp. 58-4616, and amendments thereto.	N/A	N/A
	Townhouse Ownership Act (applies to HOAs) <a href="#">Chapter 58, Article 37</a>	N/A	N/A	N/A	N/A
	Common Interest Ownership Bill of Rights <a href="#">Chapter 58, Article 46</a>	<a href="#">58-4612.</a> If any materials are distributed to the board of directors before the meeting,	<a href="#">58-4616.</a> Subject to subsections (c) through (g), all records retained by an association	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		the board at the same time shall make copies of those materials reasonably available to unit owners, except that the board need not make available copies of unapproved minutes or materials that are to be considered in executive session.	must be available for examination and copying by a unit owner or the owner's authorized agent...		
	Nonprofit Corporation Act (applies to HOAs) <a href="#">Chapter 17, Article 70</a>	N/A	N/A	N/A	N/A
<b>Kentucky</b>	Horizontal Property Act (does not apply to HOAs) <a href="#">KRS Chapter 381.805-381.910</a>	N/A	N/A	N/A	N/A
	Condominium Act (does not apply to HOAs) <a href="#">KRS Chapter 381.9101-381.9207</a>	N/A	<a href="#">381.9197</a> The association shall keep financial records sufficiently detailed to enable the association to comply with KRS 381.9203 and, except for the statement of cash receipts and disbursements which shall be kept on a cash basis, all financial statements shall be prepared in accordance with generally accepted accounting	<a href="#">381.9203</a> Except as provided in KRS 381.9201(2), a seller of a unit shall furnish to a purchaser or purchaser's agent before execution of any contract for sale of a unit, or otherwise before conveyance, a copy of the declaration, other than the plats and plans, and a copy of the bylaws, the rules or regulations of the association, and a	<a href="#">381.9197</a> Not later than one hundred fifty (150) days after the end of the fiscal year, or annually on a date provided in the declaration or bylaws, the association shall cause to be prepared by an independent accountant or certified public accountant a financial report for the preceding fiscal year.

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			principles. All financial and other records shall be made reasonably available for examination by any unit owner and his or her authorized agents	certificate, current to the date of issuance and signed and dated by the association's manager or authorized agent, containing...	No later than thirty (30) days after the financial report is prepared and received by the executive board, the association shall make it available for examination by any unit owner and, upon request and payment of a reasonable fee, shall provide a unit owner with a copy of the financial report.
	Planned Community Act (applies to HOAs created after June 29, 2023) <a href="#">KRS Chapter 381.785-381.801</a>	<a href="#">381.795</a> Except as provided in subsection (2) of this section, an owner may examine and copy the books, records, and minutes of the association pursuant to reasonable standards set forth in the declaration, bylaws, or other rules and regulations promulgated by the board, including standards governing the type of documents to be examined and copies and the time and location at which the documents may be examined, including a reasonable fee for copying documents	<a href="#">381.795</a> Except as provided in subsection (2) of this section, an owner may examine and copy the books, records, and minutes of the association pursuant to reasonable standards set forth in the declaration, bylaws, or other rules and regulations promulgated by the board, including standards governing the type of documents to be examined and copies and the time and location at which the documents may be	N/A	<a href="#">381.794</a> No later than one hundred eighty (180) days after the end of the fiscal year, or annually on a date provided in the declaration or bylaws, the association shall have a financial report prepared for the preceding fiscal year. No later than thirty (30) days after the financial report is prepared and received by the board, the association shall make the financial report available electronically



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			examined, including a reasonable fee for copying documents		at no charge or provide a paper copy with payment of a reasonable fee to a lot owner.
	<a href="#">Kentucky Nonprofit Corporation Act</a> , KRS 273.161 to 273.390.	N/A	N/A	N/A	N/A
<b>Louisiana</b>	Condominium Act <a href="#">RS 9:1121.101 et seq.</a>	<a href="#">§1123.108.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 1124.107. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">§1123.108.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 1124.107. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">§1124.107.</a> In the event of a resale of a unit by a unit owner other than a declarant, the unit owner shall furnish to a purchaser before execution of any contract to purchase a unit, or otherwise before conveyance, a copy of the declaration other than plats and plans, the articles of incorporation or documents creating the association, the bylaws, and a certificate containing...	N/A
	Homeowners Association Act <a href="#">RS 9:1141.1 et seq.</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation Law <a href="#">RS 12:201 et seq.</a>	<a href="#">§223.</a> Every shareholder and voting member may examine in person, or by agent or attorney, at any reasonable	<a href="#">§223.</a> Every shareholder and voting member may examine in person, or by agent or attorney, at any reasonable	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	<p data-bbox="367 375 581 496"><a href="#">Planned Community Act</a> R.S. 9:1141.1 through 1141.50</p>	<p data-bbox="602 277 953 367">time, the records of the corporation listed in subsection A of this section.</p> <p data-bbox="602 375 953 821"><a href="#">§1141.36.</a> Upon receipt of a request for specific records, the association shall 16 make the records available for examination and copying by a lot owner, the lot 17 owner's agent, or persons with a valid contract of sale. An inspection shall occur 18 during reasonable business hours or at a mutually convenient time and location.</p>	<p data-bbox="974 277 1304 367">time, the records of the corporation listed in subsection A of this section.</p> <p data-bbox="974 375 1304 854"><a href="#">§1141.36.</a> Upon receipt of a request for specific records, the association shall 16 make the records available for examination and copying by a lot owner, the lot 17 owner's agent, or persons with a valid contract of sale. An inspection shall occur 18 during reasonable business hours or at a mutually convenient time and location.</p>	<p data-bbox="1331 375 1640 1179"><a href="#">§1141.44.</a> The person required to deliver a public offering statement shall 17 provide a purchaser with a copy of the public offering statement and all 18 amendments thereto at least fifteen days before transfer of the lot. A purchaser 19 shall not be required to acquire a lot unless fifteen days have elapsed from the 20 date of the delivery of the public offering statement. A purchaser, before 21 transfer, may cancel the contract within fifteen days after first receiving the 22 public offering statement.</p>	<p data-bbox="1667 375 1717 399">N/A</p>
<p data-bbox="105 1190 193 1214"><b>Maine</b></p>	<p data-bbox="367 1190 581 1312">Non-profit Corporation Act (may apply to HOAs) <a href="#">Title 13-B</a></p>	<p data-bbox="602 1190 953 1442"><a href="#">§715.</a> All books and records of a corporation may be inspected by any officer, director or voting member or the officer's, director's or voting member's agent or attorney,</p>	<p data-bbox="974 1190 1304 1474"><a href="#">§715.</a> All books and records of a corporation may be inspected by any officer, director or voting member or the officer's, director's or voting member's agent or attorney,</p>	<p data-bbox="1331 1190 1381 1214">N/A</p>	<p data-bbox="1667 1190 1717 1214">N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		for any proper purpose at any reasonable time, as long as the officer, director or voting member or the officer's, director's or voting member's agent or attorney gives the corporation written notice at least 5 business days before the date on which the officer, director or voting member or the officer's, director's or voting member's agent or attorney wishes to inspect and copy any books or records.	for any proper purpose at any reasonable time, as long as the officer, director or voting member or the officer's, director's or voting member's agent or attorney gives the corporation written notice at least 5 business days before the date on which the officer, director or voting member or the officer's, director's or voting member's agent or attorney wishes to inspect and copy any books or records.		
	Unit Ownership (Does not apply to HOAs) <a href="#">Title 33, Chapter 10</a>	N/A	<a href="#">§577.</a> The manager or board of directors shall keep detailed, accurate records in chronological order, of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays.	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	Condominium Act (Does not apply to HOAs) <a href="#">Title 33, Chapter 31</a>	<a href="#">§1603-118.</a> Subject to subsections (c) and (d), all records retained by an association must be available for examination and copying by a unit owner or the unit owner's authorized agent...	<a href="#">§1603-118.</a> Subject to subsections (c) and (d), all records retained by an association must be available for examination and copying by a unit owner or the unit owner's authorized agent...	<a href="#">§1604-103.</a> Except as provided in subsection (b), a public offering statement must contain or fully and accurately disclose...	N/A
<b>Maryland</b>	Condominium Act <a href="#">Real Property, Section 11</a>	<a href="#">§11-116</a> If a unit owner requests in writing a copy of financial statements of the condominium or the minutes of a meeting of the board of directors or other governing body of the condominium to be delivered, the board of directors or other governing body of the condominium shall compile and send the requested information by mail, electronic transmission, or personal delivery...	<a href="#">§11-116</a> If a unit owner requests in writing a copy of financial statements of the condominium or the minutes of a meeting of the board of directors or other governing body of the condominium to be delivered, the board of directors or other governing body of the condominium shall compile and send the requested information by mail, electronic transmission, or personal delivery...	<a href="#">§11-126.</a> The purchaser is given on or before the time a contract is entered into between the vendor and the purchaser, a current public offering statement as amended and registered with the Secretary of State containing all of the information set forth in subsection (b) of this section; and...	<a href="#">§11-116</a> On the request of the unit owners of at least 5 percent of the units, the council of unit owners shall cause an audit of the books and records to be made by an independent certified public accountant, provided an audit shall be made not more than once in any consecutive 12-month period. The cost of the audit shall be a common expense.
	Homeowners' Association Act <a href="#">Real Property, Section 11B</a>	<a href="#">§11B-112.</a> Subject to the provisions of paragraph (2) of this subsection, all books and records kept by or on behalf of the homeowners association shall be made available for examination or copying, or both, by a lot owner, a lot	<a href="#">§11B-112.</a> Subject to the provisions of paragraph (2) of this subsection, all books and records kept by or on behalf of the homeowners association shall be made available for examination or copying, or both, by a lot owner, a lot	§11B-105. A contract for the initial sale of a lot in a development containing more than 12 lots to a member of the public who intends to occupy or rent the lot for	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		owner’s mortgagee, or their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice.	owner’s mortgagee, or their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice.	residential purposes is not enforceable by the vendor unless... <a href="#">§11B-108.</a> A person who enters into a contract as a purchaser but who has not received all of the disclosures required by § 11B-105, § 11B-106, or § 11B-107 of this title, as applicable, shall, prior to settlement, be entitled to cancel the contract and to the immediate return of deposits made on account of the contract	
	Nonstock Corporations <a href="#">Corporations and Associations, Section 5-201</a>	N/A	N/A	N/A	N/A
	<a href="#">Maryland Cooperative Housing Corporation Act</a> , Md. Code, Corporations & Associations §§ 5-6B-01 through 5-6B-33	<a href="#">§5-6B-26.</a> Except as provided in paragraph (2) of this subsection, all books and records kept by or on behalf of a cooperative housing corporation shall be made available for examination or copying, or both, by a member, a member’s	<a href="#">§5-6B-26.</a> Except as provided in paragraph (2) of this subsection, all books and records kept by or on behalf of a cooperative housing corporation shall be made available for examination or copying, or both, by a member, a member’s mortgagee, or their respective duly authorized	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		mortgagee, or their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice	agents or attorneys, during normal business hours, and after reasonable notice		
<b>Massachusetts</b>	Condominiums (Does not apply to HOAs) <a href="#">Part II, Title I, Chapter 183A</a>	<a href="#">Section 10.</a> Such records shall be kept in an up-to-date manner within the commonwealth and shall be available for reasonable inspection by any unit owner or by any mortgagee holding a recorded first mortgage on a unit during regular business hours and at such other times as may be provided in the agreement between the manager or managing agent and the organization of unit owners. Access to said records shall include the right to photocopy said records at the expense of the person or entity making the request.	<a href="#">Section 10.</a> Such records shall be kept in an up-to-date manner within the commonwealth and shall be available for reasonable inspection by any unit owner or by any mortgagee holding a recorded first mortgage on a unit during regular business hours and at such other times as may be provided in the agreement between the manager or managing agent and the organization of unit owners. Access to said records shall include the right to photocopy said records at the expense of the person or entity making the request.	N/A	<a href="#">Section 10.</a> An independent certified public accountant shall conduct according to the standards of the American Institute of Certified Public Accountants, a review of the financial report for any condominium comprising 50 or more units. Such review shall be conducted annually, or less frequently in accordance with subsection (m), but in no case less frequently than every two years. In any action brought to enforce the provisions of this paragraph, the prevailing party shall be entitled to reasonable attorneys' fees incurred in such action.
	Nonprofit Corporations <a href="#">Part I, Title XXII, Chapter 156B, s.11-13</a>	N/A	N/A	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
Michigan	Condominium Act (Does not apply to HOAs) <a href="#">Chapter 559</a>	<a href="#">559.157</a> The books, records, contracts, and financial statements concerning the administration and operation of the condominium project shall be available for examination by any of the co-owners and their mortgagees at convenient times.	<a href="#">559.157</a> The books, records, contracts, and financial statements concerning the administration and operation of the condominium project shall be available for examination by any of the co-owners and their mortgagees at convenient times.	<a href="#">559.184a</a> The developer shall provide copies of all of the following documents to a prospective purchaser of a condominium unit, other than a business condominium unit... <a href="#">559.121</a> Provide documents as provided in section 84a.	<a href="#">559.157</a> Except as provided in subsection (3), an association of co-owners with annual revenues greater than \$20,000.00 shall on an annual basis have its books, records, and financial statements independently audited or reviewed by a certified public accountant, as defined in section 720 of the occupational code, 1980 PA 299, MCL 339.720. The audit or review shall be performed in accordance with the statements on auditing standards or the statements on standards for accounting and review services, respectively, of the American institute of certified public accountants.
	Non-profit Corporation Act <a href="#">45 0.2401</a>	N/A	<a href="#">450.2901</a> A corporation may distribute the financial report required under subsection (1) electronically, either by electronic transmission of the report or by making the	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			report available for electronic transmission. If the report is distributed electronically under this subsection, the corporation shall provide the report in written form to a shareholder, member, or director on request.		
Minnesota	Condominiums <a href="#">Chapter 515</a>	<a href="#">515.19</a> The bylaws shall provide that an annual report be prepared by the association of apartment owners, that a copy of the report be provided to each apartment owner, and that the report contains at a minimum the following...	<a href="#">515.19</a> The bylaws shall provide that an annual report be prepared by the association of apartment owners, that a copy of the report be provided to each apartment owner, and that the report contains at a minimum the following...	<a href="#">515.215</a> Not later than 15 days prior to the closing of the first conveyance of each apartment, the vendor shall furnish to the purchaser the following...	N/A
	Uniform Condominium Act (Does not apply to HOAs) <a href="#">Chapter 515A</a>	N/A	<a href="#">515A.3-116</a> The association shall keep financial records sufficiently detailed to enable the association to comply with section 515A.4-107. All financial records shall be made reasonably available for examination by any unit owner and the unit owner's authorized agents	<a href="#">515A.4-102</a> A disclosure statement shall fully disclose:  (a) the name and principal address of the declarant and the address and the name, if any, and number, if available, of the condominium;...	N/A
	Common Interest Ownership Act (applies to HOAs) <a href="#">Chapter 515B</a>	<a href="#">515B.3-118</a> The association shall keep adequate records of its membership, unit owners meetings, board of directors meetings, committee meetings, contracts, leases	<a href="#">515B.3-118</a> The association shall keep adequate records of its membership, unit owners meetings, board of directors meetings, committee meetings, contracts, leases	<a href="#">515B.4-10</a> Subject to subsections (a) and (c), a declarant who offers a unit to a purchaser shall deliver to the purchaser a current disclosure statement	<a href="#">515B.3-121</a> Subject to any additional or greater requirements set forth in the declaration or bylaws, a review of the association's financial

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		<p>and other agreements to which the association is a party, and material correspondence and memoranda relating to its operations. The association shall keep financial records sufficiently detailed to enable the association to comply with sections 515B.3-106(b) and 515B.4-107. All records, except records relating to information that was the basis for closing a board meeting under section 515B.3-103, paragraph (g), shall be made reasonably available for examination by any unit owner or the unit owner's authorized agent, subject to the applicable statutes. The association must provide copies in paper or electronic form as requested by the owner or authorized agent, provided that the association is not required to provide copies in electronic form if the records are not maintained in that form by the association.</p>	<p>and other agreements to which the association is a party, and material correspondence and memoranda relating to its operations. The association shall keep financial records sufficiently detailed to enable the association to comply with sections 515B.3-106(b) and 515B.4-107. All records, except records relating to information that was the basis for closing a board meeting under section 515B.3-103, paragraph (g), shall be made reasonably available for examination by any unit owner or the unit owner's authorized agent, subject to the applicable statutes. The association must provide copies in paper or electronic form as requested by the owner or authorized agent, provided that the association is not required to provide copies in electronic form if the records are not maintained in that form by the association.</p>	<p>which complies with the requirements of section 515B.4-102. The disclosure statement shall include any material amendments to the disclosure statement made prior to the conveyance of the unit to the purchaser. The declarant shall be liable to the purchaser to whom it delivered the disclosure statement for any false or misleading statement set forth therein or for any omission of a material fact therefrom.</p>	<p>statements shall be made at the end of the association's fiscal year, unless prior to 60 days after the end of that fiscal year, at a meeting or by mailed ballot, unit owners, other than declarant or its affiliates, of units to which at least 30 percent of the votes in the association are allocated vote to waive the review requirement for that fiscal year. A waiver vote shall not apply to more than one fiscal year, and shall not affect the board's authority to cause a review or audit to be made. The reviewed financial statements shall be delivered to all members of the association within 180 days after the end of the association's fiscal year.</p>
	<p>Nonprofit Corporation Act <a href="#">Chapter 317A</a></p>	<p><a href="#">317A.461</a> A member or a director, or the agent or attorney of a member or a director, may</p>	<p><a href="#">317A.461</a> A member or a director, or the agent or attorney of a member or a director, may</p>	<p>N/A</p>	<p>N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		inspect all documents referred to in subdivision 1 or 3 for any proper purpose at any reasonable time. A proper purpose is one reasonably related to the person's interest as a member or director of the corporation.	inspect all documents referred to in subdivision 1 or 3 for any proper purpose at any reasonable time. A proper purpose is one reasonably related to the person's interest as a member or director of the corporation.		
<b>Mississippi</b>	Condominiums (Does not apply to HOAs) <a href="#">Title 89, Chapter 9</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation Act <a href="#">Title 79, Chapter 11</a>	<a href="#">Section 79-11-285</a> Subject to Section 79-11-287(3), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in Section 79-11-283(5) if the member gives the corporation written notice of his demand at least five (5) business days before the date on which the member wishes to inspect and copy.	<a href="#">Section 79-11-285</a> Subject to Section 79-11-287(3), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in Section 79-11-283(5) if the member gives the corporation written notice of his demand at least five (5) business days before the date on which the member wishes to inspect and copy.	N/A	N/A
<b>Missouri</b>	Condominium Property (Does not apply to HOAs) <a href="#">Chapter 448</a>	<a href="#">448.200.</a> The manager or board of managers, as the case may be, shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common	<a href="#">448.200.</a> The manager or board of managers, as the case may be, shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		elements, specifying and itemizing the maintenance and repair expenses of the common elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of week days.	elements, specifying and itemizing the maintenance and repair expenses of the common elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of week days.		
	Uniform Condominium Act (Does not apply to HOAs) <a href="#">Chapter 448.1-101</a>	<a href="#">448.3-118.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with section 448.4-107. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">448.3-118.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with section 448.4-107. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">448.4-109.</a> Except in the case of a sale where delivery of an original sale certificate is required, or unless exempt under subsection 2 of section 448.4-101, a unit owner shall furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a resale certificate containing...	
	Nonprofit Corporation Law <a href="#">Chapter 355</a>	<a href="#">355.826.</a> Subject to subsection 3 of section 355.831, a member, or resident of a class of residents who have paid into the corporation for services or other charges over fifty percent of the corporation's operating expenses, is entitled to inspect and copy, subject to subsections 2 and 3 of this section, at a	<a href="#">355.826.</a> Subject to subsection 3 of section 355.831, a member, or resident of a class of residents who have paid into the corporation for services or other charges over fifty percent of the corporation's operating expenses, is entitled to inspect and copy, subject to subsections 2 and 3 of this section, at a	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		reasonable time and location specified by the corporation, any of the records of the corporation required by this act* if the member or resident gives the corporation written notice or a written demand at least five business days before the date on which the member or resident wishes to inspect and copy.	reasonable time and location specified by the corporation, any of the records of the corporation required by this act* if the member or resident gives the corporation written notice or a written demand at least five business days before the date on which the member or resident wishes to inspect and copy.		
<b>Montana</b>	Unit Ownership Act (Does not apply to HOAs) <a href="#">Title 70, Chapter 23</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporations <a href="#">Title 35, Chapter 2</a>	<a href="#">35-2-907.</a> (1) Subject to 35-2-908(3) and subsection (5) of this section, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in 35-2-906(5) if the member gives the corporation written notice or a written demand at least 5 business days before the date on which the member wishes to inspect and copy.	<a href="#">35-2-907.</a> (1) Subject to 35-2-908(3) and subsection (5) of this section, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in 35-2-906(5) if the member gives the corporation written notice or a written demand at least 5 business days before the date on which the member wishes to inspect and copy.	N/A	N/A
<b>Nebraska</b>	Condominium Act (Does not apply to HOAs) <a href="#">Title 76,</a>	<a href="#">76-876.</a> The association shall keep financial records sufficiently detailed to enable the	<a href="#">76-876.</a> The association shall keep financial records sufficiently detailed to enable the	<a href="#">76-884.</a> Except in the case of a sale where delivery of a public-offering statement	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	<a href="#">Chapter 825 thru 894</a>	association to comply with section 76-884. All financial and other records of the association shall be made reasonably available for examination by any unit owner and his or her authorized agents.	association to comply with section 76-884. All financial and other records of the association shall be made reasonably available for examination by any unit owner and his or her authorized agents.	is required or unless exempt under subsection (b) of section 76-878, the unit owner and any other person in the business of selling real estate who offers a unit to a purchaser shall furnish to a purchaser before conveyance a copy of the declaration other than the plats and plans, the bylaws, the rules or regulations of the association, and the following information...	
	<a href="#">Nebraska Condominium Property Act</a> (CPA), Neb. Rev. Stat. §§ 76-801 to 76-823).	N/A	N/A	N/A	N/A
	HOAs in Unincorporated Villages <a href="#">Chapter 39-1405</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation Act <a href="#">Chapter 21-1901</a>	<a href="#">21-19,166.</a> Subject to subsection (e) of this section and subsection (c) of section 21-19,167, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in subsection (e) of section 21-19,165 if the	<a href="#">21-19,170.</a> Except as provided in the articles or bylaws of a religious corporation, a corporation, upon written demand from a member, shall furnish that member its latest annual financial statements, which may be consolidated or combined statements of the	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		member gives the corporation written notice or a written demand at least five business days before the date on which the member wishes to inspect and copy.	corporation and one or more of its subsidiaries or affiliates, as appropriate, that include a balance sheet as of the end of the fiscal year and a statement of operations for that year. If financial statements are prepared for the corporation on the basis of generally accepted accounting principles, the annual financial statements must also be prepared on that basis.		
<b>Nevada</b>	Common Interest Ownership Act (Applies to HOAs) <a href="#">NRS Chapter 116</a>	<a href="#">NRS 116.31175</a> Except as otherwise provided in subsection 4, the executive board of an association shall, upon the written request of a unit's owner, make available the books, records and other papers of the association for review at the business office of the association or a designated business location not to exceed 60 miles from the physical location of the common-interest community and during the regular working hours of the association, including, without limitation:..	<a href="#">NRS 116.31175</a> Except as otherwise provided in subsection 4, the executive board of an association shall, upon the written request of a unit's owner, make available the books, records and other papers of the association for review at the business office of the association or a designated business location not to exceed 60 miles from the physical location of the common-interest community and during the regular working hours of the association, including, without limitation:..	<a href="#">NRS 116.4109 Resales of units.</a> Except in the case of a sale in which delivery of a public offering statement is required, or unless exempt under subsection 2 of NRS 116.4101, a unit's owner or his or her authorized agent shall, at the expense of the unit's owner, furnish to a purchaser a resale package containing all of the following	<a href="#">NRS 116.31144</a> If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152.  (b) If the annual budget of the association is \$75,000



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
					<p>or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year.</p> <p>(c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.</p>
	Regulation of Community Managers <a href="#">NRS Chapter 116A</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporations <a href="#">NR S Chapter 82</a>	<a href="#">NRS 82.186</a> Any director or person authorized in writing by at least 15 percent of the members of the corporation upon at least 5 days' written demand is entitled to inspect in person or by agent or attorney, during normal business hours, the books of account and all financial records of the corporation and to make extracts therefrom. The right of	<a href="#">NRS 82.186</a> Any director or person authorized in writing by at least 15 percent of the members of the corporation upon at least 5 days' written demand is entitled to inspect in person or by agent or attorney, during normal business hours, the books of account and all financial records of the corporation and to make extracts therefrom. The right of	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		members and directors to inspect the corporate records may not be limited in the articles or bylaws of any corporation.	members and directors to inspect the corporate records may not be limited in the articles or bylaws of any corporation.		
New Hampshire	Condominium Act (Does not apply to HOAs) <a href="#">Chapter 356B</a>	N/A	N/A	N/A	N/A
	Proprietors of Common Lands <a href="#">Chapter 303</a>	N/A	N/A	N/A	N/A
	<a href="#">New Hampshire Unit Ownership of Real Property Act</a> , RSA chapter 479-A applies condominiums created before September 10, 1977.	<a href="#">479-A:19</a> The manager or board of directors, as the case may be, shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays.	<a href="#">479-A:19</a> The manager or board of directors, as the case may be, shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays.	N/A	N/A
	<a href="#">New Hampshire Voluntary Corporations And Associations Act</a> , RSA chapter 292.	N/A	N/A	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
<b>New Jersey</b>	Planned Real Estate Full Disclosure Act (Applies to HOAs) <a href="#">Title 5:26-1</a>	N/A	N/A	<a href="#">Section 45:22A-46.2</a> Notwithstanding any law or governing document to the contrary, the purchaser or grantee by operation of law of a dwelling unit in an age-restricted community shall be required to certify, prior to the resale or transfer by operation of law of a dwelling unit within the community, that the dwelling unit will be occupied by a person of an age that ensures compliance with the "housing for older persons" exception from the federal "Fair Housing Amendments Act of 1988," Pub.L. 100-430(42 U.S.C. ss. 3601 et seq.) for that community as set forth in section 100.301 of Title 24, Code of Federal Regulations.	N/A
	Horizontal Property Act (Does not apply to HOAs) <a href="#">Title 46:8A</a>	<a href="#">Section 46:8A-16</a> The administrator, or the board of administration, or other form of administration specified in the bylaws, shall keep books with a detailed account, in chronological order, of the receipts and expenditures affecting the property and its	<a href="#">Section 46:8A-16</a> The administrator, or the board of administration, or other form of administration specified in the bylaws, shall keep books with a detailed account, in chronological order, of the receipts and expenditures affecting the property and its	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Said books and the vouchers accrediting the entries made thereupon shall be available for examination by all the coowners at convenient hours on working days that shall be set and announced for general knowledge.	administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Said books and the vouchers accrediting the entries made thereupon shall be available for examination by all the coowners at convenient hours on working days that shall be set and announced for general knowledge.		
	Condominium Act (Does not apply to HOAs) <a href="#">Title 46:8B</a>	N/A	<a href="#">§ 46:8B-14.</a> The maintenance of accounting records, in accordance with generally accepted accounting principles, open to inspection at reasonable times by unit owners. Such records shall include	N/A	N/A
	Cooperative Recording Act <a href="#">Title 46:8 D</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation Act <a href="#">Title 15A</a>	N/A	N/A	N/A	N/A
<b>New Mexico</b>	Building Unit Ownership <a href="#">47-7-1 thru 47-7-28</a>	<a href="#">47-7-21.</a> The manager or board of directors, shall keep detailed, accurate records in chronological order, of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance	<a href="#">47-7-21.</a> The manager or board of directors, shall keep detailed, accurate records in chronological order, of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		and repair expenses of the common areas and facilities and any other expenses incurred. The records and the vouchers authorizing payments shall be available for examination by any unit owner at convenient hours of weekdays.	and repair expenses of the common areas and facilities and any other expenses incurred. The records and the vouchers authorizing payments shall be available for examination by any unit owner at convenient hours of weekdays.		
	<a href="#">New Mexico Condominium Act</a> , N.M. Stat. §§ 47-7A-1 through 47-7D-20.	<a href="#">47-7C-18.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 61 [47-7D-9 NMSA 1978] of the Condominium Act. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">47-7C-18.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with Section 61 [47-7D-9 NMSA 1978] of the Condominium Act. All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	<a href="#">47-7D-9.</a> Except in the case of a sale where delivery of a disclosure statement is required, or unless exempt under Subsection B of Section 53 [47-7D-1 NMSA 1978] of the Condominium Act, a unit owner shall furnish to a purchaser before conveyance a copy of the declaration, other than the plats and plans, the bylaws, the rules or regulations of the association and a resale certificate from the association containing...	N/A
	<a href="#">New Mexico Homeowners Association Act</a> , N.M. Stat. §§ 47-16-1, et. seq.	<a href="#">47-16-5.</a> All financial and other records of the association shall be made available during regular business hours for examination by a lot owner within ten business days of a written request.	<a href="#">47-16-5.</a> All financial and other records of the association shall be made available during regular business hours for examination by a lot owner within ten business days of a written request.	N/A	<a href="#">47-16-10.</a> At least every three years, the board shall provide for a financial audit, review or compilation of the association's records in accordance with generally accepted accounting principles

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
					by an independent certified public accountant and shall provide that the cost thereof be assessed as a common expense. The audit, review or compilation shall be made available to lot owners within thirty calendar days of its completion.
	<a href="#">New Mexico Nonprofit Corporation Act</a> , N.M. Stat. §§ 53-8-1, et. seq.	<a href="#">53-8-27.</a> Each corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, board of directors and committees having any of the authority of the board of directors. Each corporation shall keep at its registered office or principal office in New Mexico a record of the names and addresses of its members entitled to vote. All books and records of a corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.	<a href="#">53-8-27.</a> Each corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, board of directors and committees having any of the authority of the board of directors. Each corporation shall keep at its registered office or principal office in New Mexico a record of the names and addresses of its members entitled to vote. All books and records of a corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.	N/A	N/A
<b>New York</b>	Condominium Act (Does not apply to HOAs) <a href="#">RPP 9B</a>	<a href="#">§ 339-w.</a> The manager or board of managers, as the case may be, shall	<a href="#">§ 339-w.</a> The manager or board of managers, as the case may be, shall	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		<p>keep detailed, accurate records, in chronological order, of the receipts and expenditures arising from the operation of the property. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays. A written report summarizing such receipts and expenditures shall be rendered by the board of managers to all unit owners at least once annually.</p>	<p>keep detailed, accurate records, in chronological order, of the receipts and expenditures arising from the operation of the property. Such records and the vouchers authorizing the payments shall be available for examination by the unit owners at convenient hours of weekdays. A written report summarizing such receipts and expenditures shall be rendered by the board of managers to all unit owners at least once annually.</p>		
	<p>Real Estate Syndication Act <a href="#">GBS 352E</a></p>	<p>N/A</p>	<p>N/A</p>	<p>the detailed terms of the transaction; a description of the property, the nature of the interest, and how title thereto is to be held; the gross and net income for a reasonable period preceding the offering where applicable and available; the current gross and net income where applicable and available; the basis, rate and method of computing depreciation; a description of major current leases; the</p>	<p>N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
				essential terms of all mortgages; the names, addresses and business...	
	Not for Profit Corporation Law <a href="#">NPC</a>	<a href="#">§ 621.</a> Except as otherwise provided herein, every corporation shall keep, at the office of the corporation, correct and complete books and records of account and minutes of the proceedings of its members, board and executive committee, if any, and shall keep at such office or at the office of its transfer agent or registrar in this state, a list or record containing the names and addresses of all members, the class or classes of membership or capital certificates and the number of capital certificates held by each and the dates when they respectively became the holders of record thereof.	<a href="#">§ 621.</a> Except as otherwise provided herein, every corporation shall keep, at the office of the corporation, correct and complete books and records of account and minutes of the proceedings of its members, board and executive committee, if any, and shall keep at such office or at the office of its transfer agent or registrar in this state, a list or record containing the names and addresses of all members, the class or classes of membership or capital certificates and the number of capital certificates held by each and the dates when they respectively became the holders of record thereof.	N/A	<a href="#">§ 712-a.</a> The board, or a designated audit committee of the board comprised solely of independent directors, of any corporation required to file an independent certified public accountant's audit report with the attorney general pursuant to subdivision one of section one hundred seventy-two-b of the executive law shall oversee the accounting and financial reporting processes of the corporation and the audit of the corporation's financial statements.
	<a href="#">New York Cooperative Corporations Law</a> (CCO), N.Y. Coop. Corp. Law §§ 1-134	N/A	N/A	N/A	N/A
<b>North Carolina</b>	Unit Ownership (condos before	N/A	<a href="#">§ 47A-20.</a>	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	10/1/86) <a href="#">Chapter 47A-101 et seq.</a>		The manager or board of directors, or other form of administration provided in the bylaws, as the case may be, shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common areas and facilities, specifying and identifying the maintenance and repair expenses of the common areas and facilities and any other expense incurred. Both said book and the vouchers accrediting the entries thereupon shall be available for examination by all the unit owners, their duly authorized agents or attorneys, at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good and accepted accounting practices and an outside audit shall be made at least once a year.		
	Condominium Act (condos after 10/1/86) <a href="#">Chapter 47C-1-101 et seq.</a>	<a href="#">§ 47C-3-118.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with this chapter. All financial and other records, including	<a href="#">§ 47C-3-118.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with this chapter. All financial and other records, including	<a href="#">§ 47C-4-109.</a> Except in the case of a sale where delivery of a public offering statement is required, or unless exempt under G.S. 47C-4-101(b), a unit owner shall	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		records of meetings of the association and executive board, shall be made reasonably available for examination by any unit owner and the unit owner's authorized agents as required by the bylaws and by Chapter 55A of the General Statutes if the association is a nonprofit corporation.	records of meetings of the association and executive board, shall be made reasonably available for examination by any unit owner and the unit owner's authorized agents as required by the bylaws and by Chapter 55A of the General Statutes if the association is a nonprofit corporation.	furnish to a prospective purchaser before conveyance a statement setting forth the monthly common expense assessment and any other fees payable by unit owners.	
	Planned Community Act (Applies to HOAs) <a href="#">Chapter 47F-1-101 et seq.</a>	N/A	<a href="#">§ 47F-3-118.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with this Chapter. All financial and other records, including records of meetings of the association and executive board, shall be made reasonably available for examination by any lot owner and the lot owner's authorized agents as required in the bylaws and Chapter 55A of the General Statutes. If the bylaws do not specify particular records to be maintained, the association shall keep accurate records of all cash receipts and expenditures and all assets and liabilities. In addition to any specific information that is required	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			by the bylaws to be assembled and reported to the lot owners at specified times, the association shall make an annual income and expense statement and balance sheet available to all lot owners at no charge and within 75 days after the close of the fiscal year to which the information relates.		
	Nonprofit Corporation <a href="#">Chapter 55A</a>	<a href="#">§ 55A-16-02.</a> A member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in G.S. 55A-16-01(e) if the member gives the corporation written notice of his demand at least five business days before the date on which the member wishes to inspect and copy	<a href="#">§ 55A-16-02.</a> A member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in G.S. 55A-16-01(e) if the member gives the corporation written notice of his demand at least five business days before the date on which the member wishes to inspect and copy	N/A	N/A
<b>North Dakota</b>	Condominium Ownership (Does not apply to HOAs) <a href="#">Chapter 47-04.1</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation <a href="#">Chapter 10-33</a>	<a href="#">Section 10-33-80</a> A member or a director, or the agent or attorney of a member or a director, may	<a href="#">Section 10-33-80</a> A member or a director, or the agent or attorney of a member or a director, may	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		inspect all records referred to in subsection 1 or 3 for any proper purpose at any reasonable time. A proper purpose is one reasonably related to the interest of the person as a member or director of the corporation.	inspect all records referred to in subsection 1 or 3 for any proper purpose at any reasonable time. A proper purpose is one reasonably related to the interest of the person as a member or director of the corporation.		
Ohio	Condominium Property (Does not apply to HOAs) <a href="#">Chapter 5311</a>	<a href="#">Section 5311.091</a> Except as otherwise prohibited by this section, any member of a unit owners association may examine and copy the books, records, and minutes described in division (A) of section 5311.09 of the Revised Code pursuant to reasonable standards set forth in the declaration, bylaws, or rules the board promulgates, which may include, but are not limited to, standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents.	<a href="#">Section 5311.091</a> Except as otherwise prohibited by this section, any member of a unit owners association may examine and copy the books, records, and minutes described in division (A) of section 5311.09 of the Revised Code pursuant to reasonable standards set forth in the declaration, bylaws, or rules the board promulgates, which may include, but are not limited to, standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents.	N/A	N/A
	Planned Community (Applies to HOAs) <a href="#">Chapter 5312</a>	<a href="#">Section 5312.07</a> Unless otherwise prohibited by this section, any owner may examine and copy the books, records, and minutes	<a href="#">Section 5312.07</a> Unless otherwise prohibited by this section, any owner may examine and copy the books, records, and minutes	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		of the owners association that division (C) of section 5312.06 of the Revised Code describes, pursuant to reasonable standards set forth in the declaration, bylaws, or rules the board promulgates. The standards may include, but are not limited to, standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents.	of the owners association that division (C) of section 5312.06 of the Revised Code describes, pursuant to reasonable standards set forth in the declaration, bylaws, or rules the board promulgates. The standards may include, but are not limited to, standards governing the type of documents that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents.		
	Nonprofit Corporation <a href="#">Chapter 1702</a>	<a href="#">Section 1702.15</a> Subject to limitations prescribed in the articles or the regulations upon the right of members of a corporation to examine the books and records, all books and records of a corporation, including the membership records prescribed by section 1702.13 of the Revised Code, may be examined by any member or director or the agent or attorney of either, for any reasonable and proper purpose and at any reasonable time.	<a href="#">Section 1702.15</a> Subject to limitations prescribed in the articles or the regulations upon the right of members of a corporation to examine the books and records, all books and records of a corporation, including the membership records prescribed by section 1702.13 of the Revised Code, may be examined by any member or director or the agent or attorney of either, for any reasonable and proper purpose and at any reasonable time.	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
Oklahoma	Unit Ownership Act (Does not apply to HOAs) <a href="#">Section 60-501 thru 60-530</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation <a href="#">Section 18-552</a>	<a href="#">18-552.6.</a> All records required hereunder shall be open to inspection during regular business hours, except as otherwise provided by court order, by the Office of the Attorney General and its employees, and upon demand shall be presented to that office for inspection.	<a href="#">18-552.6.</a> All records required hereunder shall be open to inspection during regular business hours, except as otherwise provided by court order, by the Office of the Attorney General and its employees, and upon demand shall be presented to that office for inspection.	N/A	N/A
Oregon	Planned Communities Act (Applies to HOAs) <a href="#">ORS Chapter 94</a>	<a href="#">Section 94.670</a> Except as provided in paragraph (b) of this subsection, the association shall make the documents, information and records described in subsections (1) and (4) of this section and all other records of the association reasonably available for examination and, upon written request, available for duplication by an owner and any mortgagee of a lot that makes the request in good faith for a proper purpose.	<a href="#">Section 94.670</a> Except as provided in paragraph (b) of this subsection, the association shall make the documents, information and records described in subsections (1) and (4) of this section and all other records of the association reasonably available for examination and, upon written request, available for duplication by an owner and any mortgagee of a lot that makes the request in good faith for a proper purpose.	N/A	N/A
	Condominiums <a href="#">ORS Chapter 100</a>	<a href="#">Section 100.480</a>	<a href="#">Section 100.480</a>	<a href="#">Section 100.685</a>	<a href="#">Section 100.480</a>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		<p>Except as provided in paragraph (b) of this subsection, the documents, information and records described in subsections (1) to (4) of this section and all other records of the association of unit owners must be reasonably available for examination and, upon written request, available for duplication by a unit owner and any mortgagee of a unit that makes the request in good faith for a proper purpose.</p>	<p>Except as provided in paragraph (b) of this subsection, the documents, information and records described in subsections (1) to (4) of this section and all other records of the association of unit owners must be reasonably available for examination and, upon written request, available for duplication by a unit owner and any mortgagee of a unit that makes the request in good faith for a proper purpose.</p>	<p>A unit sales agreement must contain:...</p>	<p>Subject to ORS 100.481, the association of unit owners of a condominium that has annual assessments exceeding \$75,000 shall cause the financial statement required under subsection (4) of this section to be reviewed within 300 days after the end of the fiscal year by an independent certified public accountant licensed in the State of Oregon in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.</p>
	<p>Nonprofit Corporations <a href="#">ORS Chapter 65</a></p>	<p><a href="#">65.774</a> Subject to subsection (5) of this section and ORS 65.777 (3), a member may inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in ORS 65.771 (5) if the member gives the corporation written notice of</p>	<p><a href="#">65.774</a> Subject to subsection (5) of this section and ORS 65.777 (3), a member may inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in ORS 65.771 (5) if the member gives the</p>	<p>N/A</p>	<p>N/A</p>

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		the member’s demand at least five business days before the date on which the member wishes to inspect and copy.	corporation written notice of the member’s demand at least five business days before the date on which the member wishes to inspect and copy.		
<b>Pennsylvania</b>	Condominiums <a href="#">Title 68, Subpart B, Chapters 31-34</a>	<a href="#">§ 3316.</a> During the period of declarant control, the association shall keep detailed financial records, including, without limitation, a record of expenses paid by the declarant until the commencement of common expense assessments by the association under section 3314(a) (relating to assessments for common expenses), the commencement date of common expense assessments by the association and, for the period commencing on such date, a record for each unit in the condominium (including those owned by the declarants) of its common expense assessments and the payments thereof. The association shall keep financial records sufficiently detailed to enable the association to comply with section 3407 (relating to resales of units). All financial	<a href="#">§ 3316.</a> During the period of declarant control, the association shall keep detailed financial records, including, without limitation, a record of expenses paid by the declarant until the commencement of common expense assessments by the association under section 3314(a) (relating to assessments for common expenses), the commencement date of common expense assessments by the association and, for the period commencing on such date, a record for each unit in the condominium (including those owned by the declarants) of its common expense assessments and the payments thereof. The association shall keep financial records sufficiently detailed to enable the association to comply with section 3407 (relating to	<a href="#">§ 3407.</a> In the event of a resale of a unit by a unit owner other than a declarant, the unit owner shall furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association and a certificate containing...	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		and other records shall be made reasonably available for examination by any unit owner and his authorized agents.	resales of units). All financial and other records shall be made reasonably available for examination by any unit owner and his authorized agents.		
	Cooperatives <a href="#">Title 68, Subpart C, Chapters 41-44</a>	<a href="#">§ 4317.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with section 4409 (relating to resales of cooperative interests). All financial and other records shall be made reasonably available for examination by any proprietary lessee and his authorized agents.	<a href="#">§ 4317.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with section 4409 (relating to resales of cooperative interests). All financial and other records shall be made reasonably available for examination by any proprietary lessee and his authorized agents.	<a href="#">§ 4409.</a> Except in the case of a sale where delivery of a public offering statement is required or unless the transaction is exempt under section 4401(b) (relating to applicability; waiver), a proprietary lessee shall furnish to a purchaser before execution of any contract of sale of a cooperative interest or, if there is no contract of sale, before the time of conveyance a copy of the declaration (other than the plats and plans), the bylaws and the rules or regulations of the association, including all amendments to such documents to the date of their delivery to the purchaser, and a certificate containing...	N/A
	Uniform Planned Community Act (Applies to HOAs) <a href="#">Title 68,</a>	<a href="#">§ 5316.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with	<a href="#">§ 5316.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with	<a href="#">§ 5407.</a> In the event of a resale of a unit by a unit owner other than a declarant, the unit owner shall furnish to a	<a href="#">§ 5316.</a> Within 180 days after the close of its fiscal year, the association in any planned

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	<a href="#">Subpart D.</a> <a href="#">Chapters 51-54</a>	section 5407 (relating to resales of units). All financial and other records shall be made reasonably available for examination by any unit owner and authorized agents.	section 5407 (relating to resales of units). All financial and other records shall be made reasonably available for examination by any unit owner and authorized agents.	purchaser before execution of any contract for sale of a unit or otherwise before conveyance a copy of the declaration other than the plats and plans, the bylaws, the rules or regulations of the association and a certificate containing...	community having more than 12 units or subject to any rights under section 5215 (relating to subdivision or conversion of units) or 5211 (relating to conversion and expansion of flexible planned communities) shall prepare annual financial statements consisting of at least a balance sheet and a statement of revenues and expenses for the association. The cost of preparing the financial statements shall be a common expense. Each unit owner shall be entitled to receive from the association, within 30 days after submitting a written request to the association, a copy of the annual financial statements and, if such financial statements are audited, reviewed or compiled by an independent certified public accountant or independent public accountant, a copy of the independent

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
					accountant's report on the financial statements. The association may charge a fee not to exceed the cost of producing copies of records other than the financial statement.
	Nonstock Corporations <a href="#">Title 15, Chapter 21</a>	N/A	N/A	N/A	N/A
<b>Rhode Island</b>	Condominium Ownership (Applies to condos built prior 7/1/1982) (Does not apply to HOAs) <a href="#">Chapter 34-36</a>	N/A	N/A	N/A	N/A
	Condominium Law (Applies to condos built after 7/1/1982) (Does not apply to HOAs) <a href="#">Chapter 34-36.1</a>	<a href="#">§ 34-36.1-3.18.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with § 34-36.1-4.09. All financial and other records shall be made reasonably available for examination within thirty (30) days of a request by any unit owner and his or her authorized agent.	<a href="#">§ 34-36.1-3.18.</a> The association shall keep financial records sufficiently detailed to enable the association to comply with § 34-36.1-4.09. All financial and other records shall be made reasonably available for examination within thirty (30) days of a request by any unit owner and his or her authorized agent.	<a href="#">§ 34-36.1-4.09.</a> Except in the case of a sale where delivery of a public offering statement is required, or unless exempt under § 34-36.1-4.01(b), a unit owner shall furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
				association, and a certificate containing...	
	Nonprofit Corporation <a href="#">Chapter 7.6</a>	<a href="#">§ 7-6-30.</a> All books and records of a corporation may be inspected by any member, or his or her agent or attorney, for any proper purpose at any reasonable time.	<a href="#">§ 7-6-30.</a> All books and records of a corporation may be inspected by any member, or his or her agent or attorney, for any proper purpose at any reasonable time.	N/A	N/A
South Carolina	South Carolina Homeowners Association Act <a href="#">Section 27-30-110</a>	<a href="#">Section 27-30-150</a> The access to documents provisions of Sections 33-31-1602, 33-31-1603, 33-31-1604, and 33-31-1605 apply to all homeowners associations not subject to the South Carolina Nonprofit Corporation Act for the purposes of allowing homeowners access to inspect and copy a homeowners association's annual budget and homeowners membership lists.	<a href="#">Section 27-30-150</a> The access to documents provisions of Sections 33-31-1602, 33-31-1603, 33-31-1604, and 33-31-1605 apply to all homeowners associations not subject to the South Carolina Nonprofit Corporation Act for the purposes of allowing homeowners access to inspect and copy a homeowners association's annual budget and homeowners membership lists.	N/A	N/A
	Horizontal Property Act (Does not apply to HOAs) <a href="#">Title 27, Chapter 31</a>	<a href="#">Section 27-31-180</a> Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the co-owners at convenient hours on working days that shall be set and announced for general knowledge.	<a href="#">Section 27-31-180</a> Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the co-owners at convenient hours on working days that shall be set and announced for general knowledge.	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	Not for Profit Act <a href="#">Title 33, Chapter 31</a>	<a href="#">SECTION 33-31-1602.</a> Subject to subsection (e), a member is entitled to inspect and copy, at a reasonable time and reasonable location specified by the corporation, any of the following records of the corporation if the member meets the requirements of subsection (c) and gives the corporation written notice at least five business days before the date on which the member wishes to inspect and copy...	<a href="#">SECTION 33-31-1602.</a> Subject to subsection (e), a member is entitled to inspect and copy, at a reasonable time and reasonable location specified by the corporation, any of the following records of the corporation if the member meets the requirements of subsection (c) and gives the corporation written notice at least five business days before the date on which the member wishes to inspect and copy...	N/A	N/A
<b>South Dakota</b>	Condominiums (Does not apply to HOAs) <a href="#">Chapter 43, 15A</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporations <a href="#">Chapter 47, 22</a>	<a href="#">47-24-2.</a> All books and records of a corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.	<a href="#">47-24-2.</a> All books and records of a corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.	N/A	N/A
<b>Tennessee</b>	Tennessee Condo Act <a href="#">Title 66, Chapter 27</a> (applies to associations created after 2009)	<a href="#">Section 66-27-417</a> The association shall keep financial records sufficiently detailed to enable the association to comply with §§ 66-27-502 and 66-27-503. All financial and other records shall be made reasonably available for examination by any unit owner, the holder of	<a href="#">Section 66-27-417</a> The association shall keep financial records sufficiently detailed to enable the association to comply with §§ 66-27-502 and 66-27-503. All financial and other records shall be made reasonably available for examination by any unit	<a href="#">Section 66-27-502</a> The association, upon request from a unit owner, a purchaser or any lender to either a unit owner or a purchaser, or their respective authorized agents, shall provide to the requesting party, within ten (10) business	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		any mortgage or deed of trust encumbering a unit, and their respective authorized agents.	owner, the holder of any mortgage or deed of trust encumbering a unit, and their respective authorized agents.	days following the date of the association's receipt of the request, the information specified in § 66-27-503, to the extent applicable. It shall be the responsibility of a unit owner to advise a purchaser or lender, upon request, how the association may be contacted. The association will be entitled to charge a reasonable fee for providing the information that, if not paid, may be assessed against the unit whose owner, lender, or purchaser requested the information.	
	Horizontal Property (Does not apply to HOAs) <a href="#">Title 66, Chapter 27</a> (applies to associations created before 2009)	N/A	<a href="#">Section 66-27-113</a> Both the book and the vouchers accrediting the entries made thereupon shall be available for examination by all the co-owners at convenient hours on working days that shall be set and announced for general knowledge.	N/A	N/A
	Nonprofit Corporations <a href="#">Title 48, Chapter 51</a>	<a href="#">Section 48-66-102</a> Subject to § 48-66-103(c), a member is entitled to inspect and copy, during regular business hours and at a reasonable location specified	<a href="#">Section 48-66-102</a> Subject to § 48-66-103(c), a member is entitled to inspect and copy, during regular business hours and at a reasonable location	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		by the corporation, any of the records of the corporation described in § 48-66-101(e) if the member gives the corporation a written demand at least five (5) business days before the date on which the member wishes to inspect and copy.	specified by the corporation, any of the records of the corporation described in § 48-66-101(e) if the member gives the corporation a written demand at least five (5) business days before the date on which the member wishes to inspect and copy.		
Texas	Condominiums Created Before Uniform Condominium Act <a href="#">Property Code, Title 7, Chapter 81</a>	N/A	<a href="#">Sec. 81.209.</a> The accounts and supporting vouchers of a condominium regime shall be made available to the apartment owners for examination on working days at convenient, established, and publicly announced hours.	N/A	<a href="#">Sec. 81.209.</a> The books and records of a condominium regime must comply with good accounting procedures and must be audited at least once each year by an auditor who is not associated with the condominium regime.
	Uniform Condominium Act <a href="#">Property Code, Title 7, Chapter 82</a>	<a href="#">Sec. 82.1141.</a> Notwithstanding a provision in a dedicatory instrument, an association shall make the books and records of the association, including financial records, open to and reasonably available for examination by a unit owner, or a person designated in a writing signed by the unit owner as the unit owner's agent, attorney, or certified public accountant, in accordance with this section. A unit owner is entitled to obtain from the association	<a href="#">Sec. 82.1141.</a> Notwithstanding a provision in a dedicatory instrument, an association shall make the books and records of the association, including financial records, open to and reasonably available for examination by a unit owner, or a person designated in a writing signed by the unit owner as the unit owner's agent, attorney, or certified public accountant, in accordance with this section. A unit owner is entitled to obtain from the	<a href="#">Sec. 82.157.</a> Except as provided by Subsection (c), if a unit owner other than a declarant intends to sell a unit, before executing a contract or conveying the unit, the unit owner must furnish to the purchaser a current copy of the declaration, bylaws, any association rules, and a resale certificate that must have been prepared not earlier than three months before the date it is delivered to the	<a href="#">Sec. 82.114.</a> The association shall, as a common expense, annually obtain an independent audit of the records. Copies of the audit must be made available to the unit owners. An audit required by this subsection shall be performed by a certified public accountant if required by the bylaws or a vote of the board of directors or a majority

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		copies of information contained in the books and records.	association copies of information contained in the books and records.	purchaser. The resale certificate must be issued by the association and must contain the current operating budget of the association and statements of:...	vote of the members of the association voting at a meeting of the association.
	Disclosure of Information by Property Owners' Associations <a href="#">Property Code, Title 11, Chapter 207</a>	<a href="#">Sec.A207.003.</a> Not later than the 10th business day after the date a written request for subdivision information is received from an owner or the owner's agent, a purchaser of property in a subdivision or the purchaser's agent, or a title insurance company or its agent acting on behalf of the owner or purchaser and the evidence of the requestor's authority to order a resale certificate under Subsection (a-1) is received and verified, the property owners' association shall deliver to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent:...	<a href="#">Sec.A207.003.</a> Not later than the 10th business day after the date a written request for subdivision information is received from an owner or the owner's agent, a purchaser of property in a subdivision or the purchaser's agent, or a title insurance company or its agent acting on behalf of the owner or purchaser and the evidence of the requestor's authority to order a resale certificate under Subsection (a-1) is received and verified, the property owners' association shall deliver to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent:...	<a href="#">Sec.A207.003.</a> Not later than the 10th business day after the date a written request for subdivision information is received from an owner or the owner's agent, a purchaser of property in a subdivision or the purchaser's agent, or a title insurance company or its agent acting on behalf of the owner or purchaser and the evidence of the requestor's authority to order a resale certificate under Subsection (a-1) is received and verified, the property owners' association shall deliver to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent:...	N/A
	Property Owners Protection Act <a href="#">Property Code, Title 11, Chapter 209</a>	<a href="#">Sec. 209.005.</a> Notwithstanding a provision in a dedicatory instrument, a property owners' association shall make the books and	<a href="#">Sec. 209.005.</a> Notwithstanding a provision in a dedicatory instrument, a property owners' association shall make the	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		records of the association, including financial records, open to and reasonably available for examination by an owner, or a person designated in a writing signed by the owner as the owner's agent, attorney, or certified public accountant, in accordance with this section. An owner is entitled to obtain from the association copies of information contained in the books and records.	books and records of the association, including financial records, open to and reasonably available for examination by an owner, or a person designated in a writing signed by the owner as the owner's agent, attorney, or certified public accountant, in accordance with this section. An owner is entitled to obtain from the association copies of information contained in the books and records.		
	Nonprofit Corporations Act <a href="#">Business Organizations Code, Title 2, Chapter 22.</a>	<a href="#">Sec. 22.351.</a> A member of a corporation, on written demand stating the purpose of the demand, is entitled to examine and copy at the member's expense, in person or by agent, accountant, or attorney, at any reasonable time and for a proper purpose, the books and records of the corporation relevant to that purpose.	<a href="#">Sec. 22.351.</a> A member of a corporation, on written demand stating the purpose of the demand, is entitled to examine and copy at the member's expense, in person or by agent, accountant, or attorney, at any reasonable time and for a proper purpose, the books and records of the corporation relevant to that purpose.	N/A	<a href="#">Sec. 22.356.</a> The books and records of a corporation other than a bona fide alumni association are subject to audit at the discretion of the state auditor if...
Utah	Condominium Ownership Act (Does not apply to HOAs) <a href="#">Title 57, Chapter 8</a>	<a href="#">57-8-17.</a> Subject to Subsection (1)(b) and regardless of whether the association of unit owners is incorporated under Title 16, Chapter 6a, Utah Revised Nonprofit Corporation Act, an association of unit owners	<a href="#">57-8-17.</a> Subject to Subsection (1)(b) and regardless of whether the association of unit owners is incorporated under Title 16, Chapter 6a, Utah Revised Nonprofit Corporation Act, an association of unit owners	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		shall keep and make available to unit owners:...	shall keep and make available to unit owners:...		
	Community Association Act <a href="#">Title 57, Chapter 8A</a>	<a href="#">57-8a-227.</a> Subject to Subsection (1)(b) and regardless of whether the association is incorporated under Title 16, Chapter 6a, Utah Revised Nonprofit Corporation Act, an association shall keep and make available to lot owners:...	<a href="#">57-8a-227.</a> Subject to Subsection (1)(b) and regardless of whether the association is incorporated under Title 16, Chapter 6a, Utah Revised Nonprofit Corporation Act, an association shall keep and make available to lot owners:...	N/A	N/A
	Nonprofit Corporation Act <a href="#">Title 16, Chapter 6A</a>	<a href="#">16-6a-1602.</a> A director or member is entitled to inspect and copy any of the records of the nonprofit corporation described in Subsection 16-6a-1601(5):...	<a href="#">16-6a-1602.</a> A director or member is entitled to inspect and copy any of the records of the nonprofit corporation described in Subsection 16-6a-1601(5):...	N/A	N/A
<b>Vermont</b>	Condominium Ownership Act <a href="#">Title 27, Chapter 15</a>	N/A	<a href="#">§ 1320.</a> The manager or board of directors, as the case may be, shall keep or see to keeping of detailed, accurate records in chronological order, of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expenses of the common areas and facilities and any other expenses incurred. Those records and the vouchers authorizing the payments shall be available for examination by the	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			apartment or site owners at convenient hours of week days.		
	Uniform Common Interest Ownership Act (Applies to HOAs) <a href="#">Title 27A</a>	<a href="#">§ 3-118.</a> Subject to subsections (c) and (d) of this section, all records retained by an association must be available for examination and copying by a unit owner or the owner's authorized agent:...	<a href="#">§ 3-118.</a> Subject to subsections (c) and (d) of this section, all records retained by an association must be available for examination and copying by a unit owner or the owner's authorized agent:...	<a href="#">§ 4-109.</a> Except in the case of a sale where delivery of a public offering statement is required or is exempt under subsection 4-101(b) of this title, a unit owner shall furnish to a purchaser before the conveyance or transfer of the right of possession of a unit, whichever is earlier, a copy of the declaration, without any plats and plans, the bylaws, the rules or regulations of the association and a certificate that discloses the following:...	N/A
	Nonprofit Corporations <a href="#">Title 11B</a>	<a href="#">§ 16.02.</a> Subject to subsection 16.03(c) of this title, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in subsection 16.01(e) of this title if the member gives the corporation written notice at least five business days before the date on which the member wishes to inspect and copy.	<a href="#">§ 16.02.</a> Subject to subsection 16.03(c) of this title, a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in subsection 16.01(e) of this title if the member gives the corporation written notice at least five business days before the date on which the	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			member wishes to inspect and copy.		
<b>Virginia</b>	Horizontal Property Act <a href="#">55.1-2000 (i.e. Chapter 20)</a>	<a href="#">§ 55.1-2013.</a> The administrator, board of administration, or person appointed by the bylaws of the regime shall keep a book with a detailed account of the receipts and expenditures affecting the building and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred by or on behalf of the regime. Both the book and vouchers accrediting the entries made in the book shall be available for examination by all the co-owners during business hours that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting procedures and be audited at least once a year by an auditor outside of the organization.	<a href="#">§ 55.1-2013.</a> The administrator, board of administration, or person appointed by the bylaws of the regime shall keep a book with a detailed account of the receipts and expenditures affecting the building and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred by or on behalf of the regime. Both the book and vouchers accrediting the entries made in the book shall be available for examination by all the co-owners during business hours that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting procedures and be audited at least once a year by an auditor outside of the organization.	N/A	<a href="#">§ 55.1-2013.</a> The administrator, board of administration, or person appointed by the bylaws of the regime shall keep a book with a detailed account of the receipts and expenditures affecting the building and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred by or on behalf of the regime. Both the book and vouchers accrediting the entries made in the book shall be available for examination by all the co-owners during business hours that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting procedures and be audited at least once a year by an auditor

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	Virginia Condominium Act <a href="#">55.1-1900</a> (i.e. <a href="#">Chapter 19</a> )	<a href="#">§ 55.1-1945.</a> Subject to the provisions of subsection C, all books and records kept by or on behalf of the unit owners' association, including the unit owners' association membership list, and addresses and aggregate salary information of unit owners' association employees, shall be available for examination and copying by a unit owner in good standing or his authorized agent so long as the request is for a proper purpose related to his membership in the unit owners' association and not for pecuniary gain or commercial solicitation. Notwithstanding any provision of law to the contrary, this right of examination shall exist without reference to the duration of membership and may be exercised (i) only during reasonable business hours or at a mutually convenient time and location and (ii) upon five business days' written notice for a unit owner association managed by a common interest	<a href="#">§ 55.1-1945.</a> Subject to the provisions of subsection C, all books and records kept by or on behalf of the unit owners' association, including the unit owners' association membership list, and addresses and aggregate salary information of unit owners' association employees, shall be available for examination and copying by a unit owner in good standing or his authorized agent so long as the request is for a proper purpose related to his membership in the unit owners' association and not for pecuniary gain or commercial solicitation. Notwithstanding any provision of law to the contrary, this right of examination shall exist without reference to the duration of membership and may be exercised (i) only during reasonable business hours or at a mutually convenient time and location and (ii) upon five business days' written notice for a unit owner association	N/A	outside of the organization.  N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		community manager and 10 business days' written notice for a self-managed unit owners' association, which notice shall reasonably identify the purpose for the request and the specific books and records of the unit owners' association requested.	managed by a common interest community manager and 10 business days' written notice for a self-managed unit owners' association, which notice shall reasonably identify the purpose for the request and the specific books and records of the unit owners' association requested.		
	Property Owners' Association Act (Applies to HOAs) <a href="#">55.1-1800 (i.e. Chapter 18)</a>	<a href="#">§ 55.1-1807.</a> The right of access to all books and records kept by or on behalf of the association according to and subject to the provisions of § 55.1-1815, including records of all financial transactions;	<a href="#">§ 55.1-1807.</a> The right of access to all books and records kept by or on behalf of the association according to and subject to the provisions of § 55.1-1815, including records of all financial transactions;	N/A	N/A
	Nonstock Corporations Act <a href="#">Title 13.1, Chapter 10</a>	<a href="#">§ 13.1-933.</a> Subject to subsection C of § 13.1-934, a member of a corporation is entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection E of § 13.1-932 if he gives the corporation written notice of his demand at least five business days before the date on which he wishes to inspect and copy.	<a href="#">§ 13.1-933.</a> Subject to subsection C of § 13.1-934, a member of a corporation is entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection E of § 13.1-932 if he gives the corporation written notice of his demand at least five business days before the date on which he wishes to inspect and copy.	N/A	N/A
<b>Washington, DC</b>	Condominium Act (Does not apply to	<a href="#">§ 42-1903.14.</a> The unit owners' association, or the declarant, the	<a href="#">§ 42-1903.14.</a> The unit owners' association, or the	<a href="#">§ 42-1904.11.</a> In the event of a resale of a condominium unit by a	<a href="#">§ 42-1903.14.</a> The books shall be subject to an

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	HOAs) <a href="#">DC Code 42-19</a>	managing agent, or other person specified in the bylaws acting on behalf of the unit owners' association, shall keep detailed records of the receipts and expenditures affecting the operation and administration of the condominium and specifying the association's expenses related to the common elements and any other expenses incurred by or on behalf of the association.	declarant, the managing agent, or other person specified in the bylaws acting on behalf of the unit owners' association, shall keep detailed records of the receipts and expenditures affecting the operation and administration of the condominium and specifying the association's expenses related to the common elements and any other expenses incurred by or on behalf of the association.	unit owner other than the declarant, the unit owner shall obtain from the unit owners' association and furnish to the purchaser, on or prior to the 10th business day following the date of execution of the contract of sale by the purchaser, a copy of the condominium instruments and a certificate setting forth the following:..	independent audit upon the request of owners of units to which 33 1/3% of the votes in the unit owners' association pertain or a lower percentage as may be specified.
	Horizontal Property Act (Does not apply to HOAs) <a href="#">DC Code 42-20</a>	<a href="#">§ 42-2015.</a> The manager, administrator, or the board of directors, or of administration, or other form of administration specified in the bylaws, shall keep books with detailed accounts in chronological order, of the receipts and of the expenditures affecting the project and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Both said books and the vouchers accrediting the entries made thereupon shall be available for examination by the co-owners, their duly authorized	<a href="#">§ 42-2015.</a> The manager, administrator, or the board of directors, or of administration, or other form of administration specified in the bylaws, shall keep books with detailed accounts in chronological order, of the receipts and of the expenditures affecting the project and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Both said books and the vouchers accrediting the entries made thereupon shall be available for examination by the co-	N/A	<a href="#">§ 42-2015.</a> The manager, administrator, or the board of directors, or of administration, or other form of administration specified in the bylaws, shall keep books with detailed accounts in chronological order, of the receipts and of the expenditures affecting the project and its administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred. Both said books and the

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		agents or attorneys, at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting practice and shall be audited at least once a year by an auditor outside the organization.	owners, their duly authorized agents or attorneys, at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting practice and shall be audited at least once a year by an auditor outside the organization.		vouchers accrediting the entries made thereupon shall be available for examination by the co-owners, their duly authorized agents or attorneys, at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting practice and shall be audited at least once a year by an auditor outside the organization.
	Nonprofit Corporations Act <a href="#">DC Code 29-4</a>	<a href="#">§ 29-413.02.</a> Subject to <a href="#">§ 29-413.07</a> , a member of a nonprofit corporation shall be entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in <a href="#">§ 29-413.01(e)</a> if the member delivers to the corporation a signed notice in the form of a record at least 5 business days before the date on which the member wishes to inspect and copy.	<a href="#">§ 29-413.02.</a> Subject to <a href="#">§ 29-413.07</a> , a member of a nonprofit corporation shall be entitled to inspect and copy, during regular business hours at the corporation's principal office, any of the records of the corporation described in <a href="#">§ 29-413.01(e)</a> if the member delivers to the corporation a signed notice in the form of a record at least 5 business days before the date on which the	N/A	N/A



State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
			member wishes to inspect and copy.		
<b>Washington State</b>	Horizontal Property Regimes Act <a href="#">RCW 64.32</a>	<a href="#">RCW 64.32.170</a> (a) Subject to subsections (3) through (5) of this section, and except as provided in (b) of this subsection, all records required to be retained by an association of apartment owners must be made available for examination and copying by all apartment owners, holders of mortgages on the apartments, and their respective authorized agents as follows, unless agreed otherwise...	<a href="#">RCW 64.32.170</a> (a) Subject to subsections (3) through (5) of this section, and except as provided in (b) of this subsection, all records required to be retained by an association of apartment owners must be made available for examination and copying by all apartment owners, holders of mortgages on the apartments, and their respective authorized agents as follows, unless agreed otherwise...	N/A	N/A
	Condominium Act <a href="#">RCW 64.34</a>	<a href="#">RCW 64.34.372</a> Subject to subsections (5) through (7) of this section, and except as provided in (b) of this subsection, all records required to be retained by an association must be made available for examination and copying by all unit owners, holders of mortgages on the units, and their respective authorized agents as follows, unless agreed otherwise...	<a href="#">RCW 64.34.372</a> Subject to subsections (5) through (7) of this section, and except as provided in (b) of this subsection, all records required to be retained by an association must be made available for examination and copying by all unit owners, holders of mortgages on the units, and their respective authorized agents as follows, unless agreed otherwise...	<a href="#">RCW 64.34.425</a> Except in the case of a sale where delivery of a public offering statement is required, or unless exempt under RCW 64.34.400(2), a unit owner shall furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a resale certificate, signed by an officer or authorized agent of the association and based on the books and records of the association	<a href="#">RCW 64.34.372</a> The financial statements of condominiums consisting of 50 or more units shall be audited at least annually by a certified public accountant. In the case of a condominium consisting of fewer than 50 units, an annual audit is also required but may be waived annually by unit owners other than the declarant of units to

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
				and the actual knowledge of the person signing the certificate, containing:...	which 60 percent of the votes are allocated, excluding the votes allocated to units owned by the declarant.
	Homeowner Associations <a href="#">RCW 64.38</a>	N/A	N/A	N/A	N/A
	Uniform Common Interest Ownership Act (associations created after July 1, 2018) <a href="#">RCW64 (2018 SB6175)</a>	<a href="#">RCW 64.90.495</a> Except as provided in (b) of this subsection, an association may charge a reasonable fee for producing and providing copies of any records under this section and for supervising the unit owner's inspection.	<a href="#">RCW 64.90.495</a> Except as provided in (b) of this subsection, an association may charge a reasonable fee for producing and providing copies of any records under this section and for supervising the unit owner's inspection.	<a href="#">RCW 64.90.640</a> Except in the case of a sale when delivery of a public offering statement is required, or unless exempt under <a href="#">RCW 64.90.600(2)</a> , a unit owner must furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a resale certificate, signed by an officer or authorized agent of the association and based on the books and records of the association and the actual knowledge of the person signing the certificate, containing:...	N/A
	Nonprofit Corporation Act <a href="#">RCW 24.03</a>	<a href="#">RCW 24.03A.215</a> A member of a nonprofit corporation may inspect and copy, during regular business hours at a reasonable location specified by the corporation, any of the	<a href="#">RCW 24.03A.215</a> A member of a nonprofit corporation may inspect and copy, during regular business hours at a reasonable location specified by the corporation,	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		records the corporation is required to maintain under RCW 24.03A.210(2), if the member delivers to the corporation an executed notice in the form of a record at least five business days before the date on which the member wishes to inspect and copy the records.	any of the records the corporation is required to maintain under RCW 24.03A.210(2), if the member delivers to the corporation an executed notice in the form of a record at least five business days before the date on which the member wishes to inspect and copy the records.		
<b>West Virginia</b>	Condominiums and Unit Property <a href="#">Chapter 36A</a>	N/A	<a href="#">§36A-3-13.</a> The treasurer shall keep detailed records of all receipts and expenditures, including expenditures affecting the common elements, specifying and itemizing the maintenance, repair and replacement expenses of the common elements and any other expenses incurred. Such records shall be available for examination by the unit owners during regular business hours. In accordance with the actions of the council assessing common expenses against the units and unit owners, he shall keep an accurate record of such assessments and of the payment thereof by each unit owner.	N/A	N/A
	Common Interest Ownership Act	<a href="#">§36B-3-118.</a>	<a href="#">§36B-3-118.</a>	<a href="#">§36B-4-109.</a>	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	(Applies to HOAs) <a href="#">Chapter 36B</a>	The association shall keep financial records sufficiently detailed to enable the association to comply with section 4-109. All financial and other records must be made reasonably available for examination by any unit owner and his authorized agents.	The association shall keep financial records sufficiently detailed to enable the association to comply with section 4-109. All financial and other records must be made reasonably available for examination by any unit owner and his authorized agents.	Except in the case of a sale in which delivery of a public offering statement is required, or unless exempt under section 4-101(b), a unit owner shall furnish to a purchaser before execution of any contract for sale of a unit, or otherwise before conveyance, a copy of the declaration (other than any plats and plans), the bylaws, the rules or regulations of the association, and a certificate containing:...	
	<a href="#">West Virginia Nonprofit Corporation Act</a> , W. Va. Code, § 31E-1-101, et seq.	<a href="#">§31E-15-1502.</a> A member of a corporation is entitled to inspect, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection (e), section one thousand five hundred one of this article if he or she gives the corporation written notice of his or her demand at least five business days before the date on which he or she wishes to inspect.	<a href="#">§31E-15-1502.</a> A member of a corporation is entitled to inspect, during regular business hours at the corporation's principal office, any of the records of the corporation described in subsection (e), section one thousand five hundred one of this article if he or she gives the corporation written notice of his or her demand at least five business days before the date on which he or she wishes to inspect.	N/A	N/A
<b>Wisconsin</b>	Condominiums (Does not apply to HOAs) <a href="#">Chapter 703</a>	<a href="#">703.20</a> A unit owner may inspect and copy, at a reasonable time and location specified by the association, any of the	<a href="#">703.20</a> A unit owner may inspect and copy, at a reasonable time and location specified by the association, any of	N/A	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
		records of the association described under sub. (1) created within the past 6 years and any records of the association described under sub. (1) (a) 3. and (b) 7. regardless of when those records were created. A unit owner may select the date for the inspection and copying by providing the association written notice of the selected date at least 10 business days before the selected date if the selected date is a business day or other day agreed to by the association.	the records of the association described under sub. (1) created within the past 6 years and any records of the association described under sub. (1) (a) 3. and (b) 7. regardless of when those records were created. A unit owner may select the date for the inspection and copying by providing the association written notice of the selected date at least 10 business days before the selected date if the selected date is a business day or other day agreed to by the association.		
	Nonprofit Corporations <a href="#">Chapter 181</a>	<a href="#">181.1602</a> Subject to s. 181.1603 (3), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in s. 181.1601 (5) if the member gives the corporation written notice or a written demand at least 5 business days before the date on which the member wishes to inspect and copy.	<a href="#">181.1602</a> Subject to s. 181.1603 (3), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in s. 181.1601 (5) if the member gives the corporation written notice or a written demand at least 5 business days before the date on which the member wishes to inspect and copy.	N/A	N/A
	<a href="#">Wisconsin Disclosures By Owners Of Real</a>	N/A	N/A	<a href="#">709.02</a> n regard to a transfer of a condominium unit, if the owner is required under s.	N/A

State	State Act	Access to Books and Records (including timeline)	Access to Budget and Financial Records (including timeline)	Resale Disclosure Requirements	Audit Mandates
	<a href="#">Estate</a> , Wis. Stat. Ch. 709.			709.01 to provide the information under sub. (1), the owner shall furnish, in addition to and at the same time as the information required under sub. (1), all the following information as an addendum to the report under s. 709.03 or 709.033:...	
<b>Wyoming</b>	Condominium Ownership (Does not apply to HOAs) <a href="#">Title 34-20-101</a>	N/A	N/A	N/A	N/A
	Nonprofit Corporation <a href="#">Title 17</a>	<a href="#">Section 17-19-1602</a> Subject to subsection (e) of this section and W.S. 17-19-1603(c), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in W.S. 17-19-1601(e) if the member gives the corporation written notice or a written demand at least five (5) business days before the date on which the member wishes to inspect and copy.	<a href="#">Section 17-19-1602</a> Subject to subsection (e) of this section and W.S. 17-19-1603(c), a member is entitled to inspect and copy, at a reasonable time and location specified by the corporation, any of the records of the corporation described in W.S. 17-19-1601(e) if the member gives the corporation written notice or a written demand at least five (5) business days before the date on which the member wishes to inspect and copy.	N/A	N/A

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