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Q & A

Charging Visitors For Condo Parking

Q *Can a condo association charge visitors for parking without consulting the unit owners?*

A “The board is generally not required to consult the unit owners in making decisions about how to manage the common property of the condominium,” said Howard Schechter, a Manhattan co-op and condo lawyer. “But the general answer may not apply in this case.” Mr. Schechter says that condo boards have only the authority given to them in the condominium declaration and by-laws, and that this authority is often subject to certain conditions. One such condition may govern the intended use of the common areas. For visitor parking, the intended use may be apparent from the governing documents, Mr. Schechter said. So the filed declaration, by-laws and plans should be reviewed, to determine whether they restrict the authority of the board, or make specific provision for free visitor parking.