



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
1800 Martin Luther King Jr. Avenue SE Washington DC 20011



## **CONDOMINIUM ASSOCIATION BILL OF RIGHTS AND RESPONSIBILITIES**

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Every unit owner who is a member in a unit owners' association has certain rights and responsibilities under the D.C. Condominium Act, with some of those rights and responsibilities restated here:

1. The right to attend and participate in meetings of the unit owners' association held in accordance with the provisions of the unit owners' association's condominium instruments at least once each year, according to and subject to the provisions of D.C. Official Code §42-1903.03(a).
2. The right to observe all meetings of the unit owners' association, committees of the unit owners' association, and the executive board, except for those meetings held lawfully in executive session, and to examine and copy minutes recorded at meetings, according to and subject to the provisions of D.C. Official Code §42-1903.03(b).
3. The right to an opportunity to comment on any matter relating to the unit owners' association during each regularly scheduled meeting, according to and subject to the provisions of D.C. Official Code §42-1903.03(c).
4. The right to have meetings of the unit owners' association and executive board only be conducted with a quorum present as provided in the governing documents of the association.
5. The right to cast a vote on any matter requiring a vote by the unit owners' association membership in proportion to the unit owner's voting interest, according to and subject to the provisions of D.C. Official Code §42-1903.05.
6. The right to an executive board that in the performance of its duties, is obligated to exercise the care required of a fiduciary consistent with business judgment standard, subject to the provisions of D.C. Official Code §42-1903.08(d) and §42-1903.09(b).
7. The right to cure any default in payment of an assessment at any time prior to the foreclosure sale by tendering payment in full of past due amounts owed, according to and subject to the provisions of D.C. Official Code §42-1903.13(c).
8. The right to request a statement that sets forth the amount of unpaid assessments currently levied against the unit owner, according to and subject to the provisions of D.C. Official Code §42-1903.13(h).
9. The right of access to all books and records kept by or on behalf of the unit owners' association, subject to the provisions and limitations of D.C. Official Code §42-1903.14 and the unit owners' associations' condominium instruments.