



Condominium Terms

What is a condominium unit?

A condominium unit is typically air space enclosed by interior walls, ceilings, and floors. Your condominium map and declaration will define the exact boundaries of your condominium unit. As a unit owner, you hold fee simple title to your condominium unit. Ownership is not shared with other unit owners.

What are common elements?

Common elements are property in the condominium development that are not part of a unit. Typically this includes exterior building walls, roofs, decks, and all land in the condominium development, including land below condominium units.

Each unit owner has an undivided interest all common elements, that is, unit owners share ownership of all common elements.

There are two types of common elements, general and limited.

What is the difference between a general and a limited common element (GCE and LCE)?

All unit owners have the right to use a general common element (GCE). Only certain unit owners have the right to use a limited common element (LCE).

Most land in your condominium association may be designated as a GCE that all unit owners have the right to use.

However, your deck or patio may be designated as a LCE that you have the exclusive right to use.

A stairwell for shared access to two or more units may be designated as a LCE that only unit owners whose units are accessed by the stairwell have the right to use.

Parking spaces may either be GCEs or LCEs. If they are GCEs, any unit owner can park in any parking space. If they are LCEs, unit owners have designated parking spaces.

On the back of this handout are portions of two maps showing units, LCEs and GCEs.

