



What is Chapter 718 all about?

Condominiums are the most common type of joint ownership property and in Florida. Condominium communities derive their authority under Chapter 718 of the Florida Statutes, which is commonly known as the “Condominium Act.” The Act allows a person to purchase a unit that consists of ownership rights in all of the property and the exclusive right of use of a specific unit or parcel within the property.

The Act defines a condominium as a form of joint ownership of real property comprised of three parts - the exclusive ownership of a single unit, a joint undivided ownership of a percentage of the common elements and required membership in the condominium association which manages and administers the condominium property.

Condominiums are composed of units that may be owned by more than one person, along with an undivided share in the common elements.

Chapter 718, F.S. sets forth all of the requirements for creating and operating a condominium, which begins with the filing of Declaration of Condominium with the appropriate county property recording entity.

[Click to read the statute](#)