



General Assembly of the Commonwealth of Pennsylvania
Joint State Government Commission
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Short summary in response to House Resolution 69, Pr.'s No. 733

Common Interest Ownership Communities (CIOCs)

House Resolution 69, Pr.'s No. 733 directed the Commission to study the impact of Common Interest Ownership Communities (CIOCs) on local government and the Commonwealth, as well as the challenges facing CIOC residents and the public at large. This study was designed to be a decennial follow-up to a similar study and report issued in December 2011 conducted pursuant to HR 350 of 2009.

Staff found the same obstacles that existed for the 2011 report, e.g., there is no official count of CIOCs in the Commonwealth, nor are there data on the number of people living in CIOCs or their tax status. Nonetheless, staff analysis resulted to four actionable recommendations for the General Assembly's consideration.

Recommendations include establishing a CIOC registry, requiring pre-sale disclosure of the existence of owners' associations, establishing reserve accounts and conducting audits, and consideration of the Uniform Common Interest Ownership Act.

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