

CONDOMINIUM ACT (EXCERPT)
Act 59 of 1978

559.103 Definitions; A to C.

Sec. 3.

- (1) "Administrator" means the department of consumer and industry services or an authorized designee.
- (2) "Affiliate of developer" means any person who controls, is controlled by, or is under common control with a developer. A person is controlled by another person if the person is a general partner, officer, member, director, or employee of the person, directly or indirectly, individually or with 1 or more persons or subsidiaries owns, controls, or holds power to vote more than 20% of the person, controls in any manner the election of a majority of the directors of the person, or has contributed more than 20% of the capital of the person.
- (3) "Arbitration association" means the American arbitration association or its successor.
- (4) "Association of co-owners" means the person designated in the condominium documents to administer the condominium project.
- (5) "Business condominium unit" means a condominium unit within any condominium project, which unit has a sales price of more than \$250,000.00 and is offered, used, or intended to be used for other than residential or recreational purposes.
- (6) "Business day" means a day of the year excluding a Saturday, Sunday, or legal holiday.
- (7) "Common elements" means the portions of the condominium project other than the condominium units.
- (8) "Condominium buyer's handbook" means the informational pamphlet created by the administrator.
- (9) "Condominium bylaws" or "bylaws" means the required set of bylaws for the condominium project attached to the master deed.
- (10) "Condominium documents" means the master deed, recorded pursuant to this act, and any other instrument referred to in the master deed or bylaws which affects the rights and obligations of a co-owner in the condominium.

History: 1978, Act 59, Eff. July 1, 1978 ;-- Am. 1982, Act 538, Imd. Eff. Jan. 17, 1983 ;-- Am. 2000, Act 379, Imd. Eff. Jan. 2, 2001