

# HOUSE BILL No. 4355

February 28, 2013, Introduced by Reps. Clemente and Poleski and referred to the Committee on Regulatory Reform.

A bill to amend 1978 PA 59, entitled  
 "Condominium act,"  
 by amending section 57 (MCL 559.157).

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1           Sec. 57. (1) The books, records, ~~and contracts,~~ **AND FINANCIAL**  
 2 **STATEMENTS** concerning the administration and operation of the  
 3 condominium project shall be available for examination by any of  
 4 the co-owners and their mortgagees at convenient times. ~~and all~~  
 5 ~~books and records shall be audited or reviewed by independent~~  
 6 ~~accountants annually. Such audits need not be certified.~~

7           (2) **EXCEPT AS PROVIDED IN SUBSECTION (3), AN ASSOCIATION OF**  
 8 **CO-OWNERS WITH ANNUAL REVENUES GREATER THAN \$100,000.00 SHALL ON AN**  
 9 **ANNUAL BASIS HAVE ITS BOOKS, RECORDS, AND FINANCIAL STATEMENTS**  
 10 **INDEPENDENTLY AUDITED OR REVIEWED BY A CERTIFIED PUBLIC ACCOUNTANT,**

1 AS DEFINED IN SECTION 720 OF THE OCCUPATIONAL CODE, 1980 PA 299,  
2 MCL 339.720. THE AUDIT OR REVIEW SHALL BE PERFORMED IN ACCORDANCE  
3 WITH THE STATEMENTS ON AUDITING STANDARDS OR THE STATEMENTS ON  
4 STANDARDS FOR ACCOUNTING AND REVIEW SERVICES, RESPECTIVELY, OF THE  
5 AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS.

6 (3) AN ASSOCIATION OF CO-OWNERS MAY OPT OUT OF THE  
7 REQUIREMENTS OF SUBSECTION (2) ON AN ANNUAL BASIS BY THE  
8 AFFIRMATIVE VOTE OF A MAJORITY OF ITS MEMBERS IN ATTENDANCE AT A  
9 PROPERLY CALLED MEETING.