

By-Law Information for April

How Can I and Can't I rent my Condo

With the onset of Airbnb and other such entities and the associations wanted to make everyone aware of these by-laws in the Condo Documents. They are in different areas of each document. Look for the area in the By-Laws title Restrictions on Use of Units it states:

No transient tenants may be accommodated in any Residential Unit, nor shall any Residential Unit be utilized for hotel purposes. No portion of a Residential Unit (other than the entire Residential Unit) may be rented unless the prior written approval of the Board of Directors is obtained, nor shall the initial term of any Residential Unit lease be less than thirty (30) days. All lease agreements shall provide that the terms of a lease shall be subject in all respects to the provisions of the Act, Declaration and Bylaws and that any failure of the lessee to comply with the terms of such provisions shall be a default under the lease, which may be remedied by the Unit Owner in accordance with the lease and by the Council of Unit Owners, in accordance with the Act. All Leases must be in writing. The limitations of this section shall not apply to any institutional mortgagee of any unit who comes into possession of the Unit by reason of any remedies provided by law or in the mortgage, or as a result of foreclosure sale or other judicial sale, or as a result of any proceeding, arrangement, assignment, or deed in lieu of foreclosure.

All leases must be filed with the management office and any unit that is rented has to be approved by the City of Gaithersburg as well. If you have any questions please contact the management office at colonnade@abarisrealty.com or the board of directors at board@kentlandcca.com