



**Senate Fiscal Agency**  
P. O. Box 30036  
Lansing, Michigan 48909-7536

**BILL ANALYSIS**

**Telephone: (517) 373-5383**  
**Fax: (517) 373-1986**

House Bill 4355 (Substitute H-3 as reported without amendment)

Sponsor: Representative Paul Clemente

House Committee: Regulatory Reform

Senate Committee: Regulatory Reform

**CONTENT**

The bill would amend the Condominium Act to do the following:

- Require an association of co-owners with more than \$20,000 in annual revenue to have its books, records, and financial statements independently audited or reviewed by a certified public accountant.
- Allow an association annually to opt out of that requirement by an affirmative vote of a majority of its members or by any means permitted under the association's bylaws.
- Delete a provision that requires an association's books and records to be audited or reviewed annually by independent accountants, but specifies that those audits need not be certified.
- Include financial statements in a provision requiring certain documents to be available for examination by co-owners and mortgagees.

MCL 559.157

Legislative Analyst: Patrick Affholter

**FISCAL IMPACT**

The bill would have no fiscal impact on State or local government.

Date Completed: 9-23-13

Fiscal Analyst: Dan O'Connor