



Utah HOA Assessments: A Homeowner's Guide

Under the Utah Condominium Ownership Act, associations have the authority to levy assessments to cover common expenses and future repairs. This guide outlines how those costs are determined and the legal tools associations use to ensure all owners pay their fair share.



How Assessments are Calculated and Managed

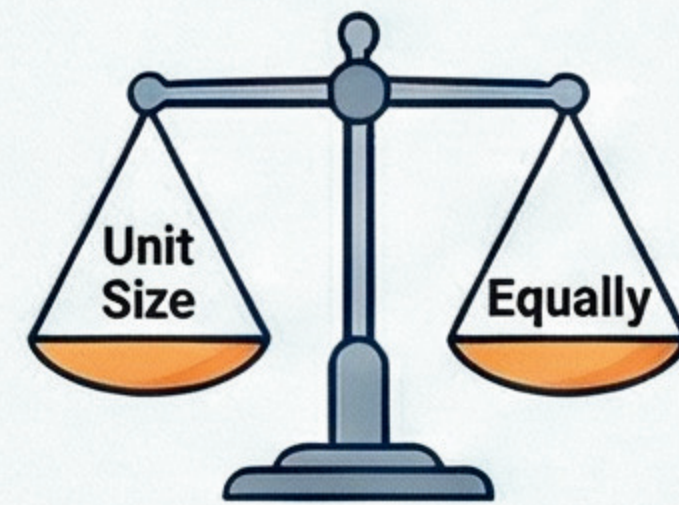
What Assessments Cover



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Charges include shared costs for maintenance, repairs, administration, and insurance deductibles.

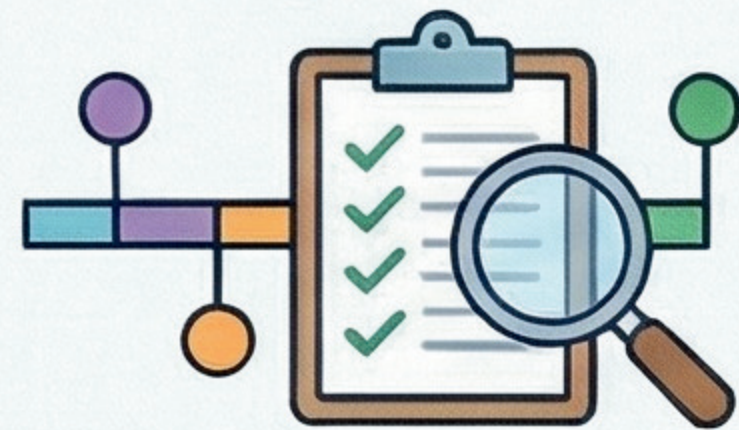
Fair Share Allocation



Fair Share Allocation

Costs are divided based on unit size, market value, or equally, as stated in the declaration.

Planning for the Future



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Boards must conduct a reserve study every six years to plan for long-term repairs.

Reserve Fund Health Requirements

Requirement	Frequency
Full Reserve Analysis	Every 6 Years
Reserve Analysis Update	Every 3 Years
Provide Summary to Owners	Annually

Late Payments and Enforcement

Limits on Late Fees



Limits on Late Fees

Late fees cannot exceed \$50 or 10% of the assessment, whichever is greater.

Automatic Liens



Automatic Liens

Recording the association declaration automatically creates a lien on units with unpaid balances.

Serious Consequences for Nonpayment



Associations may shut off utilities, restrict gym access, or require a tenant to pay rent to the HOA.