



Condominium Boards Can Now Hold Virtual “Unit Owner” Meetings

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On June 30, 2022, Governor Hochul signed Senate Bill 7278 in to law thereby amending Real Property Law 339-v to permit a condominium’s board of managers, in its sole discretion, to convene unit owner meetings via electronic means, such as Zoom or Microsoft TEAMS.

While the virtual meeting option was made available to cooperative and homeowners association boards during the COVID pandemic, condominiums were excluded.

Nevertheless, condominium boards often held virtual unit owner meetings during the pandemic and, like cooperatives and homeowners associations, effectively refined the practice.

Real Property Law 339-v now codifies this pandemic-era practice and gives a board of managers sole discretion to hold annual meetings by electronic means.

A board, however, may still choose to hold a meeting of unit owners at a physical space only or hold a hybrid meeting at a physical space, but provide unit owners with the option of attending in-person or by electronic means.