Massachusetts HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/massachusetts-hoa-laws

Massachusetts condominiums are governed by General Laws chapter 183A, which gives associations a lien for unpaid common charges and lets unit owners review association records.

Key points

- Condominiums are created and governed under General Laws chapter 183A and their master deed and bylaws.
- Unit owners may examine the association's books, records and financial statements at reasonable times.
- Unpaid common charges become a lien on the unit, and a limited number of months of charges can take priority over a first mortgage.

Massachusetts at a glance

Rule	Massachusetts	Law
Governing law	Condominiums are created and governed under General Laws chapter 183A and their master deed and bylaws.	G.L. c.183A
Owner access to records	Unit owners may examine the association's books, records and financial statements at reasonable times.	Condominium law (G.L. c.183A)
Assessments and liens	Unpaid common charges become a lien on the unit, and a limited number of months of charges can take priority over a first mortgage.	Condominium law (G.L. c.183A)

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- G.L. c.183A
- Condominium law (G.L. c.183A)

Official sources:

- General Laws of Massachusetts (Massachusetts Legislature): https://malegislature.gov/Laws/GeneralLaws
- Mass.gov: The Attorney General's Guide to Landlord and Tenant Rights: https://www.mass.gov/guides/the-attorney-generals-guide-to-landlord-and-tenant-rights
- Mass.gov: Frequently asked questions about residential rental broker's fees: https://www.mass.gov/info-details/frequently-asked-questions-about-residential-rental-brokers-fees
- Massachusetts Trial Court: Housing Court: https://www.mass.gov/orgs/housing-court

> General information, not legal advice. Check current law and talk to a Massachusetts attorney before you act. Last reviewed October 29, 2026.