

# Ohio 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/ohio-hoa-laws>

Ohio splits community association law in two. Revised Code chapter 5312 covers planned communities, and chapter 5311 covers condominiums, including records, assessments and liens.

## Key points

- Planned community associations are governed by Revised Code chapter 5312, and condominium associations by chapter 5311.
- Owners can examine and copy association books and records on reasonable request, subject to limits for privileged or private items.
- Unpaid assessments can become a lien on the owner's unit once the association records a certificate, and the lien can be foreclosed.

## Ohio at a glance

| Rule                    | Ohio                                                                                                                                 | Law                                      |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Governing law           | Planned community associations are governed by Revised Code chapter 5312, and condominium associations by chapter 5311.              | Revised Code chapters 5311 and 5312      |
| Owner access to records | Owners can examine and copy association books and records on reasonable request, subject to limits for privileged or private items.  | Ohio Revised Code chapters 5311 and 5312 |
| Assessments and liens   | Unpaid assessments can become a lien on the owner's unit once the association records a certificate, and the lien can be foreclosed. | Ohio Revised Code chapters 5311 and 5312 |

## 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:

- Revised Code chapters 5311 and 5312
- Ohio Revised Code chapters 5311 and 5312

Official sources:

- Ohio Revised Code (Ohio Laws and Administrative Rules, LAWriter):  
<https://codes.ohio.gov/ohio-revised-code>
- Supreme Court of Ohio: courts and rules: <https://www.supremecourt.ohio.gov/>

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