

Appendix C. Uniform Condominium Act Sections Not in the Tennessee Condominium Act of 2008.

Topic	Description
Easement for Encroachments (2-114)	Creates easements for discrepancies between physical boundaries and what is shown on the plat. Tennessee Code Annotated Section 66-27-314 uses monuments as boundaries for the same purpose.
Surplus Funds (3-114)	The declaration either specifies the use of association funds in excess of common expenses and reserves or the funds shall be paid back to the unit owners.
Other Liens (3-117)	Judgments against associations are a direct lien against each individual unit.
Public Offering Statement (4-102 to 4-107)	Requires the declarant to provide potential purchasers with a description of the condominium's buildings, finances, assessments, pending lawsuits, insurance coverages, and all unusual and material circumstances.
Purchaser's Right to Cancel (4-108)	Gives purchasers 15 days to cancel the contract to purchase after receiving the public offering statement.
Resale of Units (4-109)	Requires a private unit owner to provide information to the purchaser a copy of the declaration (other than the plats and plans), bylaws, rules, and finances of the association.
Release of Liens (4-111)	Sellers required to make a public offering statement must also release liens unless the purchasers agrees to assume the liens.
Warranties of Quality (4-113 to 4-116)	Describes how implied and express warranties of quality are created, how implied warranties are modified, and the statute of limitation on warranties.
Effect of Violations on Rights of Action (4-117)	Persons adversely affected by violations of the Act may make a claim in court.
Labeling of Promotional Material (4-118)	If "NEED NOT BE BUILT" is on the plat, it must also be on promotional material.

Topic	Description
Substantial Completion of Units (4-120)	A unit may be conveyed only after it is substantially complete and the declaration is recorded.
Administration and Registration of Condominiums (Article 5)	Assigns an agency or creates a new agency to regulate condominiums.

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