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What are the voting rules for a general condominium meeting?

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The voting rules for general condominium meetings differ depending on the nature of the issues on the agenda.

Condominium Organs

The appointment or revocation of the co-ownership trustee or the members of the union council requires an absolute majority.

The **absolute majority** (said) corresponds to the majority of the votes of all the co-owners of the building (present, represented and absent).

If the decision has received at least one vote, it may be subject to a 2nd simple majority vote on article 24 (majority of votes of the co-owners present, represented or who voted by correspondence).

Condominium Documents

The voting rules vary depending on the nature of the decision.

Voting rule according to the nature of the decision

Decisions	Voting rule	Derogation
Adaptation condominium settlement (https://www.service-public.fr/particuliers/vosdroits/F2589?lang=en) legislative and regulatory amendments	Simple majority	
Amendment of the condominium by-law when it concerns the enjoyment, use and administration of common areas	Double majority	Unanimity is required when it does not concern the enjoyment, use and administration of the common parts

The **simple majority** (said) corresponds to the majority of the votes cast by the co-owners present or represented as well as those who voted by correspondence. Abstentionists are therefore not taken into account.

If the decision has received at least one vote, it may be subject to a 2nd simple majority vote on clause 24.

The **double majority** (said) is the majority of the co-owners of the building representing at least 2/3 of the votes of the co-owners.

In a condominium of 10 co-owners (representing a total of 1000 thousandths), a decision is adopted if 6 co-owners holding 700 thousandths, that is more than 2/3 of all tenths (2/3 of 1000 = 667), validate this decision.

If this majority is difficult to obtain, it is possible to make a 2nd vote by a simpler majority. That's what we call the .. For this 2nd voting is possible, the resolution must be approved by half of the co-owners representing at least one of the votes of all the co-owners. The same assembly will then be able to vote on the resolution by a majority of the votes of all the co-owners, that is to say by the so-called majority of (easier to get).

Condominium charges

The voting rules vary depending on the nature of the decision.

Voting rule according to the nature of the decision

Decisions	Voting rule	Accuracy
Change in the burden-sharing resulting from a change in the use of a private part	Absolute majority	
Request for the individualization of water supply contracts and carrying out the studies and work necessary for such individualization	Absolute majority	
Abolition of the post of concierge or guardian and alienation from the	Double majority	The question of the abolition of the post and the disposal of the lodge should be included in the agenda of the same general meeting

The **absolute majority** (said $\frac{2}{3}$) corresponds to the majority of the votes of all the co-owners of the building (present, represented and absent).

If the decision has received at least one vote, it may be subject to a 2nd simple majority vote on article 24 (majority of votes of the co-owners present, represented or who voted by correspondence).

The **double majority** (said $\frac{2}{3}$) is the majority of the co-owners of the building representing at least 2/3 of the votes of the co-owners.

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Works and equipment

The voting rules vary depending on the nature of the decision.

Voting rule according to the nature of the decision

Decisions	Voting rule	Derogations
Decision to initiate the overall technical diagnosis of the building (https://www.service-public.fr/particuliers/vosdroits/F32059?lang=en) and its method of realization	Simple majority	
Decision to equip covered or secure access parking spaces with charging stations for electric vehicles	Simple majority	
Accessibility work for disabled persons or persons with reduced mobility, provided that it does not affect the structure of the building or its essential equipment	Simple majority	An absolute majority is required if the work affects the structure of the building or its essential equipment
Authorization given to certain co-owners to carry out, at their own expense, work on accessibility for disabled persons or persons with reduced mobility who affect common areas or the exterior appearance of the building and in accordance with destination the building, provided that such work does not affect the structure of the building or its essential equipment	Simple majority	An absolute majority is required if the work affects the structure of the building or its essential equipment
Authorization given to certain co-owners to carry out work at their own expense affecting the common areas or the exterior appearance of the building and conforming to the destination of the building	Absolute majority	
Garbage disposal for hygiene reasons	Simple majority	
Installation of thermal energy meters or heat distribution units	Absolute majority	
Energy saving or greenhouse gas reduction work (whether or not including community-based work on private parties)	Absolute majority	
All works involving transformation, addition or improvement	Absolute majority	
Mode of opening access doors to the building	Absolute majority	

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If the decision has received at least one vote, it may be subject to a 2nd simple majority vote on clause 24.

The **absolute majority** (said $\frac{2}{3}$) corresponds to the majority of the votes of all the co-owners of the building (present, represented and absent).

If the decision has received at least one vote, it may be subject to a 2nd simple majority vote on article 24 (majority of votes of the co-owners present, represented or who voted by correspondence).

Purchase - Sale

The voting rules vary depending on the nature of the decision.

Voting rule according to the nature of the decision

Decisions

Act of acquisition of real estate and disposition act

Alienation of common areas where conservation is necessary to ensure compliance with destination of the building

Voting rule

Double majority

Unanimity (voice of all co-owners)

The **double majority** (said) is the majority of the co-owners of the building representing at least 2/3 of the votes of the co-owners.

In a condominium of 10 co-owners (representing a total of 1000 thousandths), a decision is adopted if 6 co-owners holding 700 thousandths, that is more than 2/3 of all tenths (2/3 of 1000 = 667), validate this decision.

If this majority is difficult to obtain, it is possible to make a 2nd vote by a simpler majority. That's what we call the .. For this 2nd voting is possible, the resolution must be approved by half of the co-owners representing at least one of the votes of all the co-owners. The same assembly will then be able to vote on the resolution by a majority of the votes of all the co-owners, that is to say by the so-called majority of (easier to get).

Statute and miscellaneous references

Act No. 65-557 of 10 July 1965: Article 24 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000006471773&cidTexte=LEGITEXT000006068256](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000006471773&cidTexte=LEGITEXT000006068256))

Simple majority

Law n°65-557 of 10 July 1965 fixing the status of the condominium: Article 25 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000023712228&cidTexte=LEGITEXT000006068256](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000023712228&cidTexte=LEGITEXT000006068256))

Absolute majority

Act No. 65-557 of 10 July 1965: Article 26 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000022493553&cidTexte=LEGITEXT000006068256](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000022493553&cidTexte=LEGITEXT000006068256))

Double majority or unanimity

Act No. 65-557 of 10 July 1965: Rule 42 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000017853259&cidTexte=LEGITEXT000006068256](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000017853259&cidTexte=LEGITEXT000006068256))

Time limit for challenging a decision

Act No. 65-557 of 10 July 1965: Rule 43 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000006472118&cidTexte=LEGITEXT000006068256](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000006472118&cidTexte=LEGITEXT000006068256))

Appeal against decision

Decree n°67-223 of 17 March 1967: Article 18 (<http://www.legifrance.gouv.fr/affichTexteArticle.do?>

- [idArticle=LEGIARTI000006488434&cidTexte=LEGITEXT000006061423](http://www.legifrance.gouv.fr/affichTexteArticle.do?idArticle=LEGIARTI000006488434&cidTexte=LEGITEXT000006061423))

Time limit for challenging a decision

Ministerial reply of 29 October 2019 on the work on accessibility of the common areas ([http://questions.assemblee-nationale.fr/q15/15-](http://questions.assemblee-nationale.fr/q15/15-21565QE.htm)

- [21565QE.htm](http://questions.assemblee-nationale.fr/q15/15-21565QE.htm))

FAQ

Can a decision taken at a general condominium meeting be challenged? ([https://www.service-public.fr/particuliers/vosdroits/F35288?](https://www.service-public.fr/particuliers/vosdroits/F35288?lang=en)

- [lang=en](https://www.service-public.fr/particuliers/vosdroits/F35288?lang=en))