Practical Guide to Law 7933

Costa Rica's Condominium Property Regulatory Law · Updated with the 2022 and 2025 amendments

1999	42	2022 · 2025
IN FORCE SINCE	ARTICLES	LATEST AMENDMENTS

What is Law 7933

The Condominium Property Regulatory Law came into force on October 28, 1999, replacing the Horizontal Property Law No. 3670 of 1966. It is the legal framework governing how condominiums are created, administered and dissolved in Costa Rica.

It has been amended several times. Two recent changes are particularly relevant to daily condominium operations: **Law 10229 of 2022**, which relaxed the majorities required to amend the bylaws, and **Law 10746 of 2025**, which granted full legal validity to virtual assemblies.

How a condominium works

Master property and filial units

A condominium is one master property divided into individual units. Each unit is autonomous and must have its own access.

Articles 1, 6 and 7

Private property and common areas

Each owner owns their unit outright. Common areas belong to every owner in proportion to their unit and cannot be divided or sold separately.

Articles 8, 9, 10 and 12

Your percentage defines your weight

The value your unit represents within the condominium determines both your number of votes and your share of common expenses.

Articles 9, 19 and 24

The Assembly decides, the administrator executes

The Owners Assembly is the highest authority. The administrator carries out its decisions and manages daily operations, but does not replace it.

Articles 24, 30 and 31

Frequently asked questions

How is the Owners Assembly convened?

The administrator convenes the Assembly, in person or virtually. If they do not, owners representing at least one third of the condominium value may convene it themselves. Since Law 10746 of 2025, ordinary and extraordinary assemblies may be held virtually with full legal validity, provided the technology allows integral, multidirectional, real-time interaction.

Articles 24 and 25 (amended by Law 10746 of 2025)

How is the administrator appointed?

The Owners Assembly appoints the administrator and approves their remuneration. They may be an individual or a company and, unless the bylaws state otherwise, hold general power of attorney over the condominium and its common areas.

Articles 29 and 33.a

How much is each owner's vote worth?

Each owner holds votes equal to the percentage their unit represents in the total value of the condominium. Quorum requires two thirds of that value; on a second call, any number of attendees constitutes quorum.

Article 24

How can an underperforming administration be removed?

The grounds and procedure must be defined in the bylaws, and the Assembly that appointed the administrator removes them. If there is no administrator or they fail to act, any owner may carry out urgent conservation measures and charge the others proportionally.

Articles 29, 32 and 33.a

How is the monthly condominium fee calculated?

Fees cover the common expenses defined by law: taxes on common property, insurance premiums, administration, maintenance, repairs and cleaning of common areas, plus approved improvements. Each owner contributes in proportion to their unit. Giving up use of common areas does not exempt anyone from paying.

Articles 13, 19 and 26

How are the annual budget and extraordinary fees approved?

The annual Assembly reviews the administrator's report and accounts, approves the year's budget and defines how funds will be raised. Necessary improvements require a simple majority of value; useful improvements require two thirds.

Articles 14, 26 and 27

Which utilities are common and which are private?

Central service installations — electricity, water, pumps, tanks, lighting — are common areas, and taxes on common property are a common expense. Each owner covers conservation of their own floors and dividing walls.

Articles 10, 18 and 19

Which legal books must a condominium keep?

Three books are mandatory: Assembly minutes, Board of Directors minutes where one exists, and a cash book recording common expense income and outflows. All are legalised through the Condominium Property Section of the Real Estate Registry.

Articles 28 and 32 bis

Majorities required for each decision

Law 10229 of 2022 relaxed these thresholds. Amending the bylaws no longer requires unanimity — two thirds of the condominium value is enough.

Unanimity

Changing the general purpose of the condominium · Withdrawing from the condominium regime · Encumbering or selling the condominium as a whole.

Article 27.a

Two thirds (66.66%)

Amending the bylaws or constitutive deed · Altering unit proportions · Useful improvements · Acquiring new common areas · Changing the purpose of a unit · Leasing common areas · Approving reconstruction.

Article 27.b (amended by Law 10229 of 2022)

Simple majority

Necessary improvements and any other resolution not expressly requiring a higher threshold.

Articles 14.a and 27.c

> **Important:** the 2022 reform prevails over the bylaws of condominiums created before it. If your bylaws demand a higher majority than the law, the law now applies. Where a single owner holds 50% or more of the value, an additional 50% of the remaining votes is required.

How HOMS Costa Rica can help

We advise boards and owners on assemblies, bylaws, appointing an administrator, legal books and budget projections. As a fully Costa Rican company, we know the institutions, the procedures and the real cost of services in this market.

> **Notice.** This document is informational and based on the official text of Law 7933 and its amendments. It does not constitute legal advice. For decisions affecting your condominium, consult a qualified professional.