GORILLA CONDOS

Accounting for Homeowners Associations

State comparison table

State	Reserve study	How often	Special assessment approval	Source
Arizona	No statute found	Not set	Member vote only to raise the regular assessment more than 20 percent (HOA)	https://www.azleg.gov/ars/33/01803.htm
California	Required if major components cost at least half the non-reserve budget	At least every 3 years	Member vote above 5 percent of budgeted gross expenses	https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5550.&lawCode=CIV ; https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5605.&lawCode=CIV
Florida	HOA: not required by statute; condo: required for buildings of 3 or more stories	Condo: at least every 10 years	Set by the declaration or bylaws	https://www.flsenate.gov/Laws/Statutes/2025/720.303 ; https://www.flsenate.gov/Laws/Statutes/2025/718.112
Nevada	Required	At least every 5 years	Budget stands unless a majority of all owners reject it	https://www.leg.state.nv.us/nrs/nrs-116.html
New Jersey	Required	At least every 5 years	No statutory vote for an ordinary special assessment	https://law.justia.com/codes/new-jersey/title-45/section-45-22a-44-2/
Texas	No statute found	Not set	Set by the declaration	https://texas.public.law/statutes/tex._prop._code_section_209.0051
Virginia	Required	At least every 5 years	No separate owner vote	https://law.lis.virginia.gov/vacode/title55.1/chapter18/section55.1-1826/
Washington	Required with an update at least every third year	Every 3 years	Takes effect unless a majority of owners present reject it	https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.545 ; https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.525

Sources and statute citations are listed in the table. Check the current text before relying on any figure.