

# What is a Special Assessment?

by Isaac Benmergui, Esq

Homeowner's fees and condo association fees are generally charged monthly or yearly. These amounts increase every few years to keep up with inflation.

The HOA monthly or annual fee is designed to pay for planned expenses: road repairs, landscaping, pool maintenance, playground upkeep, and streetlights. There is also usually some money for savings built in to this amount, too. The money that is put back is used for capital improvements. If you are in a COA, this might include reroofing or painting your building, or resurfacing the parking lot.

Before you purchase a home or condo, you may want to have a real estate attorney review the HOA monthly fees and special assessment costs to see if they are reasonable, and if the association is being run efficiently. A bad or wasteful HOA can affect your home's future value.

## Special Assessments

When an HOA needs to do a large project or repair that was not budgeted for, they may charge the residents a special assessment. This is a yearly fee that comes in addition to whatever monthly or annual fees you already pay. If you think the amount is unreasonable, you and other HOA members have the right to challenge it in court. But keep in mind, losing may mean that you end up paying the legal fees for your HOA. A qualified real estate attorney can help you decide if a lawsuit is worth it in your case and advise you on the outcomes.

Call [Miami Real Estate Lawyer Isaac Benmergui](#) at 305.397.8547 and set up a no charge, no obligation consultation to discuss your case. We have close to 10 years of experience handling Real Estate, Personal Injury, Immigration and Commercial Litigation cases throughout Miami and South Florida, and will use our expertise to help your case to the best of our abilities.