

The Difference Between A Single Family Residence, A Planned Unit Development & A Condominium



To better understand the differences between these type of structures, you must first go back to the proper definition of the “estate of interest” of their ownership.

SINGLE FAMILY RESIDENCE (SFR)

An ownership interest intended for the use and occupancy of a single family.

Single Family Residences are FEE SIMPLE ESTATE . The greatest interest that one can have in real property. An estate that is unqualified, of indefinite duration, freely transferable and inheritable.

PLANNED UNIT DEVELOPMENT (PUD)

A term sometimes used to describe a planned development. A planning and zoning term describing land not subject to conventional zoning to permit clustering of residences or other characteristics of the project which differ from normal zoning.

PUD’s are also fee simple estate, however most PUD’s have an interest in common area(s) and amenities as well as being part of a homeowners association.

CONDOMINIUM

An estate in real property wherein there is an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map or condominium plan. The areas within the boundaries may be filled with air, earth, or water or any combination and need not be attached to land except by easements for access and support

A condominium is defined in Section 783 of the California Civil Code. This ownership is usually described in 2 parts, the 1st being their percentage interest in the entire development, and the 2nd being the unit which they own. The Condo owner has a shared ownership along with the other unit owners as defined in their “Condominium Plan” which defines the boundaries of their ownership. Usually this consists of “airspace” within the walls of their unit. This type of ownership typically does not include the actual structure.

