CONDOMINIUM VS. TOWNHOUSE

The way that the title industry views the difference between the two property types, is based on the very definition of Condominium and Townhouse, which we have set out below.

CONDOMINIUM

A condo is typically a unit in a far longer complex, often multi-floored, with shared common areas. Common areas can include hallways, elevators, gym areas, and other places where all residents have access. When buying a condo you're effectively buying everything inside the walls of your condo, while everything outside is shared and managed by a group of owners. You don't actually own any land in a condo purchase.

TOWNHOUSE

A townhouse is an attached home, often in a community or complex of other townhouses, where there may be some shared common areas. When you buy a townhouse you are buying the land it sits on and also any garden or yard areas that are attached to your unit.

The definition of each has been challenged because Attorneys have muddied the waters by drawing up covenants, conditions, and restrictions that call a development a "Condominium" subdivision, instead of Townhouse, and vice versa. Nonetheless, if we go back to the very definition that sets a Condominium apart from a Townhouse, then one can assert that to be a Townhouse, the unit must touch the ground and go from the ground to roof, with no other units on top. So then, to be a Condominium, a unit would have another unit sitting on top of it, which would allow not allow that top unit to touch the ground, and leaving the bottom unit unable to touch the roof.