

How do you Combine Condo or Apartment Units?

by Isaac Benmergui, Esq on March 31, 2015

When you have a small condo, an easy way to increase the space and value of your investment is to buy an adjacent unit and combine units. Although this can be a complicated and slow process, you can usually sell the combined unit for more than both units separately.

First, you have to purchase an additional unit and go through the closing process. Second, you will need to request an amendment to the condominium instruments since you now own two units. You'll also need to have a survey done showing the new boundaries of your unit. Once this is completed, you'll only have to pay one assessment to the association for the units and one [tax bill](#).

Third, you need to have an architect draw up schematics of what you want the finished unit to look like. You will need these plans to present to your board to get approval for your project. The board will draw up an alteration agreement based on your plans, including a deadline for the project. It will also include requirements for status meetings with the subcontractors, owner, and the board's experts to insure your project stays on track.

Once your co-op or condo board approves your plans, you'll need to get together the appropriate applications, permits, insurance and engineer reports before construction can begin. You'll need a contractor with experience in these types of projects in order to manage dust, noise and the other inconveniences of doing construction in a building that's in use on a daily basis to minimize impact and complaints from other tenants.

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.

<http://realestatemiamiattorney.com/3039/how-do-you-combine-condo-or-apartment-units/>