Co-ownership of Buildings, Law No. 18-00

Reference: Law No. 18-00 on the status of co-ownership of built property

Practice areas: Real estate and land law

> Law No. 18-00 organises life in buildings divided into apartments or units owned by several people. It distinguishes private and common parts, creates the owners' association and sets the role of the property manager (syndic), the general meeting and the sharing of charges. This is an unofficial explanatory note; only the Arabic text published in the Official Bulletin is authoritative.

Who this law applies to

The law applies to buildings divided into units owned by several people, and to housing estates and residences with shared facilities. It concerns co-owners and property managers and, indirectly, tenants and buyers.

The key rules

- Each unit comprises a private part and a share of the common parts.
- Co-owners automatically form an association with legal personality.
- The general meeting takes the major decisions and appoints a property manager (syndic) to run the building and carry out its decisions.
- Co-ownership rules set the purpose of the building, each owner's rights and obligations and how charges are shared.
- Every co-owner must contribute to the costs of maintaining and preserving the common parts.

Key deadlines and figures

- The general meeting meets at least once a year.
- Majority rules vary according to the type of decision (day-to-day management, works, changes to the rules).
- General meeting decisions may be challenged in court within a short time limit.
- Unpaid charges can be recovered through the courts, including through fast-track procedures.

What it means in practice

Before buying in a residence, ask for the co-ownership rules, the latest general meeting minutes and a statement of charges. An apartment may carry unpaid charges or works already voted.

Co-owners who do not pay their share shift the burden onto the others, which is why the law gives the property manager the means to recover sums due.

Reforms and recent developments

Adopted in 2002, Law No. 18-00 was amended in 2016 by Law No. 106-12 to improve the management of co-owned buildings, in particular the work of the property manager and the recovery of charges.

When to consult a lawyer

To challenge a general meeting decision, hold a property manager liable, recover unpaid charges or resolve a dispute over the use of common parts.

Sheet prepared by the office of Maître Malak Elimani, lawyer at the Rabat Bar. Building 13, Rue Al Ijas, Apartment No. 1, ground floor, Hay Riad, Rabat, Morocco · 05 37 56 53 58 · contact@elimaniavocats.com

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