

Małgorzata Balwicka-Szczyrba

**LEGAL SITUATION OF THE CO-OWNERS OF PREMISES
IN FRACTIONAL PARTS AFTER THE AMENDMENT
OF THE ACT ON THE OWNERSHIP OF PREMISES**

The Author briefly presents the genesis of the regulation of art. 1a of the Act on Ownership of Premises and discusses the legal situation of the co-owners of premises in fractional parts under the provisions of that act. The amendment of the act adopted on 12 June 2015 introduced some changes that had been awaited by the practice for a long time. The inadequacy of existing legal solutions was particularly visible in case of premises that could be co-owned even by several hundred people, such as f. ex. multi-garages. The equal legal status of the owners and co-owners of premises in fractional parts clearly determines both their rights and responsibilities. What is more, the introduction of the possibility of the co-owners of premises in fractional parts to vote on resolutions by their "partial" share in the common property is a very beneficial procedure which can help them to undertake activities related to the management of the property.