FILING A NOTICE OF FINAL ADVERSE DECISION

A Notice of Final Adverse Decision (NFAD) allows you to "appeal" a final decision from a common interest community. Before you can file a NFAD with the Office of the Common Interest Community Ombudsman, you must first submit a complaint alleging a violation of common interest community law through your association's complaint process. It is only after you have completed the **entire** complaint process – meaning you have submitted your complaint to the association, the association has provided consideration of your complaint, and you have received a final decision on your complaint - that you can then file a NFAD. For more information on filing a complaint, please click here.

By filing a NFAD, you are asking the Ombudsman to determine, based on the complaint you submitted to your association and the association's response, if there has been a violation of common interest community law.

All complaints _**must**_ be related to common interest community law. A complaint cannot be based on the governing documents of an association, criminal law, Fair Housing law, or any other civil law matter (harassment, bullying, noise issues, neighbor disagreements, etc.).

Applicable statutes and regulations include:

https://law.lis.virginia.gov/vacode/title54.1/chapter23.3/section54.1-2354.4/

The Condominium Act: https://law.lis.virginia.gov/vacode/title55.1/chapter19

The Property Owners' Association Act: https://law.lis.virginia.gov/vacode/title55.1/chapter18

The Virginia Real Estate Cooperative Act: https://law.lis.virginia.gov/vacode/title55.1/chapter21

Common Interest Community Regulations: https://law.lis.virginia.gov/admincode/title18/agency48

Notice of Final Adverse Decision Form (_**Required**_):
https://www.dpor.virginia.gov/sites/default/files/CIC_Ombudsman/F491-CICNOTE.pdf

**For questions or additional information, please contact the Office of the Common Interest Community Ombudsman at (804) 367-2941 or cicombudsman@dpor.virginia.gov.**