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Condominium Liens: Which Comes First? Mortgages or Common Charges? Condominium boards of managers are increasingly facing situations in which unit owners default on both their common charges and mortgage installments. REVENUE RULING 70-604: THE LATEST WORD By: Gary A. Porter, CPA. Originally published April 1998 in CAI's The Ledger Quarterly. Revenue Ruling 70-604 The purpose of this resource is not to provide legal advice, but rather to give grantmakers and their advisors an opportunity to access potentially relevant materials in a quick and meaningful way. If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.