

---

## DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

---

HB 606 Original

2018 Regular Session

Stokes

**Abstract:** Amends certain provisions of the La. Condominium Act to specify which elements of the property are the responsibility of whom.

Present law provides for definitions. Proposed law amends the definitions of the terms "unit" and "common elements". Proposed law provides that any of the property described in proposed law as included in the term "unit" is the responsibility of the unit owner. Proposed law provides that any of the property described in proposed law as included in the term "common elements" is the responsibility of the condominium association.

Proposed law provides that "unit" shall include all of the following personal property and replacement of all of the following when located within the unit or its limited common elements and when serving only the unit:

- (1) Wall, floor, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, and built-in countertops.
- (2) Window treatments including drapes, blinds, hardware, and similar window treatment components.
- (3) Materials installed subsequent to the original construction and purchase of the unit by a unit owner that are located behind walls, under floors, or over ceilings, regardless of whether they may be tied in or connected to common element property or equipment.

Proposed law provides that "common elements" shall include but not be limited to all of the following movable or immovable property and replacement of all of the following when located outside the boundaries of any unit, under its floors, or over its ceiling and when serving the condominium building in whole or in part but not for the benefit of a single unit:

- (1) Walls, floors, ceilings, ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, and built-in countertops.
- (2) Window treatments including drapes, blinds, hardware, and similar window treatment components.

(Amends R.S. 9:1121.103(3) and (5))