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## DIGEST

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Thompson

HB No. 394

**Abstract:** Provides that a majority vote is required for establishing, increasing, decreasing, or terminating an assessment or fee for maintenance of association property.

Present law provides for the establishment of building restrictions affecting association property, including lots or common areas, or those imposing an affirmative duty.

Present law provides that in the absence of a provision for the establishment, amendment, or termination of such building restrictions in community documents, building restrictions may be: (1) established by agreement of three-fourths of the lot owners; (2) made more onerous or increased by agreement of two-thirds of the lot owners; and (3) made less onerous, reduced, or terminated by agreement of more than one-half of the lot owners.

Proposed law retains present law and provides that an assessment or fee for maintenance of association property may be established, increased, reduced, or terminated by agreement of more than one-half of the lot owners.

(Amends R.S. 9:1141.6(B)(2); Adds R.S. 9:1141.6(B)(4))