

2018 Regular Session

HOUSE BILL NO. 606

BY REPRESENTATIVE STOKES

CONDOMINIUMS: Provides relative to the Louisiana Condominium Act

1 AN ACT

2 To amend and reenact R.S. 9:1121.103(3) and (5), relative to the Louisiana Condominium
3 Act; to provide for definitions; to provide for the responsibility of parties over certain
4 aspects of the property; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 9:1121.103(3) and (5) are hereby amended and reenacted to read as
7 follows:

8 §1121.103. Definitions

9 As used in this Part:

10 * * *

11 (3)(a) "Unit" means a part of the condominium property subject to individual
12 ownership that is the responsibility of the unit owner. A unit may include air space
13 only. A unit includes such accessory rights and obligations as are stipulated in the
14 condominium declaration.

15 (b) "Unit" shall also include all of the following personal property and
16 replacement of all of the following when located within the unit or its limited
17 common elements and when serving only the unit:

18 (i) Wall, floor, and ceiling coverings, electrical fixtures, appliances, water
19 heaters, water filters, built-in cabinets, and built-in countertops.

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))