SENATE COMMITTEE AMENDMENTS

2024 Regular Session

Amendments proposed by Senate Committee on Judiciary A to Reengrossed House Bill No. 440 by Representative Berault

1 AMENDMENT NO. 1

- 2 On page 1, change "amend and reenact R.S. 9:3198(A)(3)" to "enact R.S. 9:3200.1"
- 3 AMENDMENT NO. 2
- On page 1, line 7, change "R.S. 9:3198(A)(3) is hereby amended and reenacted" to "R.S.
 9:3200.1 is hereby enacted"
- 6 AMENDMENT NO. 3
- 7 On page 1, delete lines 8 through 20 and insert the following:

8 "<u>§9:3200.1. Request for copies of restrictions, covenants, or association documents</u>

11condominium association, or any other planned community association with copies12of documents governing the property to be purchased, including but not limited to13the following:14(1) Building restrictions or restrictive covenants and all amendments.15(2) Acts creating or establishing a condominium regime or other planned16community and all amendments.17(3) Articles of incorporation, articles of organization, bylaws, operating18agreements and all amendments governing the homeowner's association, property19owner's association, condominium association or other planned community20association.21(4) Rules established by any association that affect the property.22B. A buyer may request a copy of any of the documents described in23Subsection A which are recorded in the conveyance or mortgage records from the24person providing title closing or title settlement services.25C. Any person providing a document pursuant to this Section shall not be26liable under this Chapter for any error, inaccuracy, or omission in a document27provided.28D. Prior to, or concurrent with the delivery of the requested documents, the29buyer making the request pursuant to this Section shall pay all costs incurred by the30person obtaining and providing the requested copies and a reasonable service fee.	9	A. Upon a seller's acceptance of an offer to purchase residential property, a
12of documents governing the property to be purchased, including but not limited to13the following:14(1) Building restrictions or restrictive covenants and all amendments.15(2) Acts creating or establishing a condominium regime or other planned16community and all amendments.17(3) Articles of incorporation, articles of organization, bylaws, operating18agreements and all amendments governing the homeowner's association, property19owner's association, condominium association or other planned community20association.21(4) Rules established by any association that affect the property.22B. A buyer may request a copy of any of the documents described in23Subsection A which are recorded in the conveyance or mortgage records from the24person providing title closing or title settlement services.25C. Any person providing a document pursuant to this Section shall not be26liable under this Chapter for any error, inaccuracy, or omission in a document27provided.28D. Prior to, or concurrent with the delivery of the requested documents, the29buyer making the request pursuant to this Section shall pay all costs incurred by the30person obtaining and providing the requested copies and a reasonable service fee.	10	buyer may request a homeowner's association, property owner's association,
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21 E. Englure to request or receive these documents shall not be cause to extend		person obtaining and providing the requested copies and a reasonable service fee.
<u>E. Fanule to request or receive these documents shall not be cause to extend</u>	31	E. Failure to request or receive these documents shall not be cause to extend
32 <u>or terminate the purchase agreement.</u> "	32	or terminate the purchase agreement."

33 AMENDMENT NO. 4

34 On page 2, delete lines 1 through 3 in their entirety