

Regular Session, 2011

HOUSE BILL NO. 344

BY REPRESENTATIVE HUTTER

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

CONDOMINIUMS: Establishes a ten-day grace period for paying condominium assessments

1 AN ACT

2 To amend and reenact R.S. 9:1123.102(11), relative to condominiums; to require a ten-day  
3 grace period for paying condominium assessments; to provide for limitations on  
4 charges for later payment of assessments; to require unit owners' association to  
5 provide written or electronic notice; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 9:1123.102(11) is hereby amended and reenacted to read as follows:

8 §1123.102. Powers of unit owners' association

9 Subject to the provisions of the declaration, the association, even if  
10 unincorporated, may:

11 \* \* \*

12 (11) Impose charges for later payment of assessments and, after notice and  
13 an opportunity to be heard, levy reasonable fines for violations of the declaration,  
14 bylaws, and rules and regulations of the association and, when the violation is a  
15 failure to pay for services, interrupt those services until the violation has ceased. No  
16 charge for later payment of assessments shall be imposed if the assessment is paid  
17 within ten days of the due date. Furthermore, no such charge shall exceed thirty  
18 percent of the amount of the assessment. The unit owners' association shall provide  
19 to each unit owner written or electronic notice detailing all of the following:

20 (a) The amount of the assessment due by the unit owner.

21 (b) The due date of the assessment due by the unit owner.



unit owner, the due date of the assessment due by the unit owner, and notice that the assessment is due within 10 days of the due date.

House Floor Amendments to the engrossed bill.

1. Made technical changes.
2. Limited charges for late paid assessments to no more than 30% of the amount of the assessment.