

Regular Session, 2011  
HOUSE BILL NO. 344  
BY REPRESENTATIVE HUTTER

# ACT No. 180

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

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 monthly assessment. The condominium association  
19 shall provide to each unit owner written or electronic notice detailing all of the  
20 following:

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

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

23 (c) Notice that the assessment is due within ten days of the due date.

24 \* \* \*

1           Section 2. This Act shall become effective upon signature by the governor or, if not  
2 signed by the governor, upon expiration of the time for bills to become law without signature  
3 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If  
4 vetoed by the governor and subsequently approved by the legislature, this Act shall become  
5 effective on the day following such approval.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

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PRESIDENT OF THE SENATE

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GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: \_\_\_\_\_