

Prior law authorized a condominium association to impose charges for later payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association and, when the violation is a failure to pay for services, interrupt those services until the violation has ceased.

New law retains prior law but provides that no charge for late payment of an assessment shall be imposed if the assessment is paid within 10 days of the due date.

New law provides that a charge for late payment of an assessment cannot exceed 30% of the amount of the monthly assessment.

New law requires condominium associations to provide to each unit owner written or electronic notice detailing:

- (1) The amount of the assessment due by the unit owner.
- (2) The due date of the assessment due by the unit owner.
- (3) Notice that the assessment is due within 10 days of the due date.

Effective upon signature of governor (June 24, 2011).

(Amends R.S. 9:1123.102(11))