



2019-2020 General Assembly

# HOUSE BILL 902: Purchases & Contracts Changes/Global Transpark/Prison Pilot, Part IV: Association Charges for Statements of Unpaid Assessments

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| <b>Committee:</b>     |                         | <b>Date:</b>        | October 12, 2020 |
| <b>Introduced by:</b> |                         | <b>Prepared by:</b> | Bill Patterson   |
| <b>Analysis of:</b>   | Part IV of S.L. 2020-90 |                     | Staff Attorney   |

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**OVERVIEW:** *Part IV of S.L. 2020-90 authorizes owners' associations in planned communities and condominiums to charge a reasonable fee for providing owners or their authorized agents with a statement of unpaid assessments and other charges, not to exceed \$200 per statement or request. Part IV of the act also authorizes owners' associations to charge an additional expedite fee not exceeding \$100 if the request is made within 48 hours of closing.*

*This part became effective on July 2, 2020.*

**CURRENT LAW:** Owners' associations in planned communities and condominiums must, within ten business days after receiving a written request, furnish a statement to a lot or unit owner or the owner's authorized agent setting forth the amount of any unpaid assessments and other charges against the lot or unit.

**BILL ANALYSIS:** Part IV of S.L. 2020-90 authorizes owners' associations to charge a reasonable fee for providing a statement of unpaid assessments and other charges, in an amount not to exceed \$200 per statement or request, and authorizes them to charge an additional expedite fee not to exceed \$100 if the request is made within 48 hours of closing. These charges may be collected by the association, its managers, or its agents.

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