

HB1007/620012/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 1007
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, strike beginning with “requiring” in line 5 down through “fee;” in line 8 and substitute “providing that a council of unit owners is entitled to charge certain fees for an inspection of a unit and for ensuring the completion of a certain inspection and preparation and delivery of a certain certificate within a certain period of time; providing that a homeowners association is entitled to a certain fee for providing certain information; providing that a homeowners association is entitled to a certain fee for providing certain information within a certain period of time; limiting the liability of a council of unit owners or a homeowners association for certain errors and omissions;”.

AMENDMENT NO. 2

On page 4, in line 2, strike “\$250” and substitute “\$175”; after line 7, insert:

“(2) IN ADDITION TO THE FEE UNDER PARAGRAPH (1) OF THIS SUBSECTION, THE COUNCIL OF UNIT OWNERS IS ENTITLED TO A REASONABLE FEE NOT TO EXCEED \$100 FOR AN INSPECTION OF THE UNIT OWNER’S UNIT.

“(3) IN ADDITION TO THE FEES UNDER PARAGRAPHS (1) AND (2) OF THIS SUBSECTION, THE COUNCIL OF UNIT OWNERS IS ENTITLED TO A REASONABLE FEE NOT TO EXCEED \$100 FOR ENSURING COMPLETION OF THE INSPECTION OF THE UNIT OWNER’S UNIT AND PREPARATION AND DELIVERY OF THE CERTIFICATE UNDER PARAGRAPH (1) OF THIS SUBSECTION WITHIN 14 DAYS AFTER A WRITTEN REQUEST BY A UNIT OWNER.

(Over)

(4) ANY LIABILITY OF THE COUNCIL OF UNIT OWNERS FOR AN ERROR OR OMISSION IN THE CERTIFICATE SHALL BE LIMITED TO THE AMOUNT OF THE FEES PAID FOR THE CERTIFICATE.”;

and in line 8, strike “(2)” and substitute “**(5)**”.

AMENDMENT NO. 3

On page 6, in line 26, after “(C)” insert “**(1)**”; in line 30, strike “\$250” and substitute “**\$175**”; strike line 31 in its entirety and substitute “**THE INFORMATION LISTED UNDER**”; and after line 32, insert:

“(2) IN ADDITION TO THE FEE UNDER PARAGRAPH (1) OF THIS SUBSECTION, THE HOMEOWNERS ASSOCIATION IS ENTITLED TO A REASONABLE FEE NOT EXCEEDING \$100 FOR PROVIDING THE INFORMATION WITHIN 14 DAYS AFTER A WRITTEN REQUEST BY A LOT OWNER.

(3) ANY LIABILITY OF THE HOMEOWNERS ASSOCIATION FOR AN ERROR OR OMISSION IN THE INFORMATION PROVIDED SHALL BE LIMITED TO THE AMOUNT OF THE FEES PAID FOR THE INFORMATION.”.