
DIGEST

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HB No. 524

Abstract: Provides that the owner of a condominium unit is responsible for any damages caused to other units and association property by his failure to maintain his unit.

Present law provides that the condominium association is responsible for maintenance, repair, and replacement of the common elements, and each unit owner is responsible for maintenance, repair and replacement of his unit. Proposed law retains present law and provides that the unit owner is responsible for the damages caused to any other unit and for any damages caused to association property if the unit owner fails to properly maintain or repair his unit.

Present law provides that an insurance policy issued to the association does not prevent a unit owner from obtaining insurance for his own benefit. Proposed law provides that any damages caused by the neglect of a unit owner is the exclusive responsibility of that unit owner, and recovery for such damages is not permissible under the provisions of present law relative to the association's insurance policy.

(Amends R.S. 9:1123.107 and 1123.112(E))