

SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Coleman

1 Amend the Local Government and Housing Committee Report, dated
2 April 23, 2024, page 1, line 2, after "(10.5)," insert "(10.6),".

3 Amend reengrossed bill, page 7, after line 3 insert:

4 "(10.6) SUBSECTION (10.5) OF THIS SECTION:

5 (a) APPLIES EXCLUSIVELY TO A UNIT OWNED BY AN INDIVIDUAL
6 WHO OCCUPIES THE UNIT AS THE UNIT OWNER'S PRINCIPAL RESIDENCE,
7 UNLESS THE UNIT IS USED FOR WORKFORCE HOUSING;

8 (b) DOES NOT APPLY TO A UNIT OWNED BY AN ENTITY OTHER THAN
9 AN INDIVIDUAL OR A UNIT THAT IS NOT OCCUPIED AS THE UNIT OWNER'S
10 PRINCIPAL RESIDENCE, UNLESS THE UNIT IS USED FOR WORKFORCE
11 HOUSING; AND

12 (c) APPLIES TO A UNIT USED FOR WORKFORCE HOUSING.".

13 Page 7, after line 22 insert:

14 "(d) AT LEAST THIRTY DAYS BEFORE INITIATING LEGAL ACTION TO
15 FORECLOSE A LIEN UNDER THIS SECTION, THE ASSOCIATION SHALL PROVIDE
16 WRITTEN AND ELECTRONIC NOTICE TO ALL LIENHOLDERS IDENTIFIED ON
17 THE UNIT OWNER PROPERTY RECORDS OF THE PENDING LEGAL ACTION FOR
18 FORECLOSURE. THE NOTICE MUST INCLUDE THE AMOUNT OF ANY
19 OUTSTANDING ASSESSMENT AND OTHER MONEY OWED.".

*** * * * *