

HOUSE FLOOR AMENDMENT

Second Reading

BY Representative Jodeh

1 Amend printed bill, page 5, line 26, strike "(10.5)" and substitute "(10.5)
2 and (10.7)".

3 Page 6, after line 16 insert:

4 "(10.7) (a) AT LEAST THIRTY DAYS BEFORE INITIATING LEGAL
5 ACTION TO FORECLOSE A LIEN UNDER THIS SECTION, THE ASSOCIATION
6 SHALL PROVIDE WRITTEN AND ELECTRONIC NOTICE TO THE UNIT OWNER OR
7 THE UNIT OWNER'S DESIGNEE THAT THE UNIT OWNER HAS THE RIGHT TO
8 ENGAGE IN MEDIATION PRIOR TO LITIGATION. TO INITIATE MEDIATION, THE
9 UNIT OWNER MUST RESPOND WITHIN THIRTY DAYS AFTER THE DATE OF THE
10 NOTICE.

11 (b) TO PARTICIPATE IN MEDIATION, BOTH PARTIES MUST:

12 (I) SELECT A MUTUALLY AGREEABLE MEDIATOR KNOWLEDGEABLE
13 ABOUT THIS ARTICLE 33.3 AND COMMON INTEREST COMMUNITY DISPUTES;
14 AND

15 (II) SCHEDULE THE MEDIATION SESSION WITHIN THIRTY DAYS
16 AFTER THE NOTICE PROVIDED IN ACCORDANCE WITH SUBSECTION (10.7)(a)
17 OF THIS SECTION.

18 (c) IF A UNIT OWNER FAILS TO COMPLY WITH SUBSECTION (10.7)(b)
19 OF THIS SECTION WITHIN THIRTY DAYS AFTER THE NOTICE PROVIDED IN
20 ACCORDANCE WITH SUBSECTION (10.7)(a) OF THIS SECTION, THIS
21 SUBSECTION (10.7) DOES NOT BAR THE ASSOCIATION FROM FILING A CIVIL
22 ACTION, WHICH IS SUBJECT TO THE REST OF THIS SECTION."

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