

# 1st Sub. S.B. 90

## CONDOMINIUM AND COMMUNITY ASSOCIATION AMENDMENTS

SENATE FLOOR AMENDMENTS

AMENDMENT 2

MARCH 8, 2013 4:34 PM

Senator **J. Stuart Adams** proposes the following amendments:

1. *Page 3, Line 58:*

58 57-8-4.5, Utah Code Annotated 1953

**57-8-6.7, Utah Code Annotated 1953**

2. *Page 3, Line 63:*

63 57-8a-108, Utah Code Annotated 1953

**57-8a-109, Utah Code Annotated 1953**

3. *Page 9, Line 243:*

243 otherwise.

**Section 3. Section 57-8-6.7 is enacted to read:**

**57-8-6.7. Limit on fee for approval of plans.**

**(1) As used in this section:**

**(a) "Plan fee" means a fee that an association of unit owners charges for review and approval of unit plans.**

**(b) "Unit plans" means plans:**

**(i) for the construction or improvement of a unit; and**

**(ii) that are required to be approved by the association of unit owners before the unit construction or improvement may occur.**

**(2) An association of unit owners may not charge a plan fee that exceeds the actual cost of reviewing and approving the unit plans.**

4. *Page 25, Line 761:*

761 (b) This chapter does not affect whether a substantial failure impairs marketability.

**Section 15. Section 57-8a-109 is enacted to read:**

**57-8a-109. Limit on fee for approval of plans.**

**(1) As used in this section:**

**(a) "Lot plans" means plans:**

**(i) for the construction or improvement of a lot; and**

**(ii) that are required to be approved by the association before the lot construction or improvement may occur.**

**(b) "Plan fee" means a fee that an association charges for review and approval of lot plans.**

**(2) An association may not charge a plan fee that exceeds the actual cost of reviewing and approving the lot plans.**

**Renumber remaining sections accordingly.**