

H.B. 104
HOMEOWNER ASSOCIATION AMENDMENTS

Representative **R. Curt Webb** proposes the following amendments:

1. Page 1, Lines 20 through 21:

20 ▶ ~~{ specifies that a lien for nonpayment of assessments arises when a notice of lien is~~
21 ~~recorded, regardless of when the default occurred }~~ modifies a provision relating to the priority of an
association lien ; and

2. Page 4, Line 92:

92 committee [it] ~~{, regardless of when the default in the payment of the assessment occurred }~~ .

3. Page 4, Lines 95 through 98:

95 ~~{(i) tax and special assessment liens on the unit in favor of any assessing unit or special~~
96 ~~improvement district; and~~
97 ~~——(ii) encumbrances on the interest of the unit owner recorded prior to the date such~~
98 ~~notice is recorded which by law would be a lien prior to subsequently recorded encumbrances. }~~ =
(i) a lien or encumbrance recorded before the declaration is recorded;
(ii) a first security interest on the unit recorded before a recorded notice of lien by or on behalf of
the association of unit owners; and
(iii) a lien for real property taxes or other governmental assessments or charges.