

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL
No. 2881 Session of
1996

INTRODUCED BY CALTAGIRONE, SEPTEMBER 25, 1996

REFERRED TO COMMITTEE ON COMMERCE AND ECONOMIC DEVELOPMENT,
SEPTEMBER 25, 1996

AN ACT

1 Providing for condominium common element exception.

2 The General Assembly of the Commonwealth of Pennsylvania
3 hereby enacts as follows:

4 Section 1. Definitions.

5 The following words and phrases when used in this act shall
6 have the meanings given to them in this section unless the
7 context clearly indicates otherwise:

8 "Common element." All portions of a condominium other than
9 the units.

10 "Unit owner." As defined in 68 Pa.C.S. § 3103 (relating to
11 definitions).

12 Section 2. Condominium common element exception.

13 No unit owner shall be liable for payment for maintenance or
14 other costs involved in any common element if the unit owner is
15 not entitled to use the common element.

16 Section 3. Effective date.

17 This act shall take effect in 60 days.

I16L68SFL/19960H2881B4015