

**SENATE APPROPRIATIONS COMMITTEE
FISCAL NOTE**

BILL NO. House Bill 1578

PRINTER NO. 2044

AMOUNT

No Fiscal Impact

FUND

General Fund

DATE INTRODUCED

June 7, 2019

PRIME SPONSOR

Representative Helm

DESCRIPTION

House Bill 1578 amends Title 68 regarding the Uniform Condominium Act, the Real Estate Cooperative Act and the Uniform Planned Community Act to make technical changes and clarifications.

This legislation incorporates into the required provisions of the community declaration and the requirements for inclusion in a public offering statement a description of all fees or charges which a unit owner will be required to pay for the use of common elements, limited common elements or any other facilities within the community.

This bill clarifies the term "independent" legal counsel with respect to the opinion needed to effect corrective amendments to the community declaration. It also provides a procedure for facilitating corrective amendments to community bylaws and/or codes of regulation similar to the procedure for effecting corrective amendments to community declarations.

FISCAL IMPACT:

House Bill 1578 will have no fiscal impact on Commonwealth funds.