

HCS HB 1218 -- LIENS FOR ASSESSMENTS ON CONDOMINIUMS

This bill specifies the order of preference of liens and encumbrances on a unit owner of a leasehold condominium entered into after August 28, 2014. A lien for the amount of the common expense assessments based on the periodic budget adopted by the leasehold condominium association which would have become due in the absence of acceleration during the six months immediately preceding the date of filing of a petition to enforce the association's lien or the date of sale by the holder of a mortgage or deed of trust has limited priority over a mortgage or deed of trust on a unit. If an association forecloses its lien in a non-judicial manner under Chapter 443, RSMo, the association must not be entitled to the limited lien priority for the common expense assessments.

The association must be entitled to recover any costs and reasonable attorney fees incurred in connection with the collection of delinquent assessments. Attorney fees and costs must not be included in the association's lien.

The association must furnish to any holder of a mortgage or deed of trust, upon written request, a recordable statement of the amount of unpaid assessments against the unit owner's unit.

If a unit is occupied by a tenant and the record owner's assessment fees are delinquent more than 60 days, the association may demand payment of subsequent rental payments until the record owner is no longer delinquent, the association releases the tenant, or the tenant is no longer in possession of the unit. The demand must be in writing to the tenant, with a copy to the record owner, sent via first-class United States mail, postage pre-paid, or hand delivery. A tenant is immune from any claim by the record owner related to the rent timely paid to the association after the association has made written demand. If the tenant fails to make payment to the association, the association may issue notice and evict under Chapter 534. The tenant does not, by virtue of payment, have any rights of a record owner to vote in an election or examine the books and records of the association.