

1 **State of Arkansas**  
2 **78th General Assembly**  
3 **Regular Session, 1991**  
4 **By: Representative Mitchell**

# A Bill

**HOUSE BILL**

## **For An Act To Be Entitled**

8 "AN ACT TO AMEND ARKANSAS CODE 18-13-116(a) CONCERNING THE  
9 RESPONSIBILITY OF CO-OWNERS OF A HORIZONTAL PROPERTY  
10 REGIME TO CONTRIBUTE TO THE EXPENSES OF ADMINISTRATION,  
11 MAINTENANCE AND REPAIR AND OTHER EXPENSES OF THE REGIME;  
12 AND FOR OTHER PURPOSES."

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14 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

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16 SECTION 1. Arkansas Code 18-13-116(a) is hereby amended to read as  
17 follows:

18 "(a) The co-owners of the apartments are bound to contribute pro rata,  
19 in the percentages computed according to 18-13-112, toward the expenses of  
20 administration and of maintenance and repair of the general common elements  
21 and, in the proper case, of the limited common elements of the building, and  
22 toward any other expense lawfully agreed upon. Provided, the administrator,  
23 board of administration, or other form of administration of a horizontal  
24 property regime may establish additional assessments to be collected from any  
25 co-owner who makes his or her apartment available for rent or lease either  
26 directly or through an agent. Such additional assessments shall not exceed  
27 the amount reasonably calculated to cover expenses for additional security,  
28 wear and tear on buildings, additional trash pickup and other additional costs  
29 occasioned by such units being available for rent or lease."

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31 SECTION 2. All provisions of this act of a general and permanent nature  
32 are amendatory to the Arkansas Code of 1987 Annotated and the Arkansas Code  
33 Revision Commission shall incorporate the same in the Code.

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35 SECTION 3. If any provision of this act or the application thereof to

1 any person or circumstance is held invalid, such invalidity shall not affect  
2 other provisions or applications of the act which can be given effect without  
3 the invalid provision or application, and to this end the provisions of this  
4 act are declared to be severable.

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6       SECTION 4. All laws and parts of laws in conflict with this act are  
7 hereby repealed.

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