

1 AN ACT relating to condominiums.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 381.870 is amended to read as follows:

4 All co-owners are bound to contribute in accordance with their percentage of common  
5 interest toward the expenses of administration and of maintenance, repairs, and  
6 replacement reserves of the general common elements, and, in the proper case, of the  
7 limited common elements of the regime ***or as provided in the master deed***, and toward  
8 any other expenses lawfully assessed under the master deed and/or by the council of co-  
9 owners. Provided, however, that the master deed may provide for adjustments by the  
10 council of co-owners for contributions proportioned upon a consideration of a  
11 combination of floor area, the number of occupants, demand on public utilities and  
12 accessibility to limited common elements. No owner shall be exempt from contributing  
13 toward such expenses by waiver of the use or enjoyment of the common elements, both  
14 general and limited, or by abandonment of the unit belonging to him; provided, abatement  
15 or reduction in an owner's contribution may be granted by the council of co-owners for a  
16 reasonable period of time, during which a unit is uninhabitable as the result of damage or  
17 destruction.