

1 SB397
2 167696-1
3 By Senator Ward
4 RFD: Judiciary
5 First Read: 21-APR-15

2
3
4
5
6
7
8 SYNOPSIS: This bill would require owners of
9 condominiums or attached housing to carry property
10 insurance in an amount of not less than 150 percent
11 of the value of the property and to carry liability
12 insurance of any common element of housing.

13
14 A BILL
15 TO BE ENTITLED
16 AN ACT

17
18 Relating to condominiums and attached housing; to
19 require owners of condominiums or attached housing to carry
20 property insurance in an amount of not less than 150 percent
21 of the value of the property and to carry liability insurance
22 of any common element of housing.

23 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

24 Section 1. (a) Any person who owns a condominium or
25 attached housing shall maintain property insurance insuring
26 against all risks of direct physical loss commonly insured
27 against. The total amount of insurance after application of

1 any deductible shall not be less than 150 percent of the
2 actual cash value of the insured property at the time the
3 insurance is purchased.

4 (b) Any person who owns a condominium or attached
5 housing shall maintain liability insurance, including medical
6 payments insurance, covering all occurrences commonly insured
7 against for death, bodily injury, and property damage, arising
8 out of or in connection with the use, ownership, or
9 maintenance of any common element of the housing.

10 Section 2. This act shall become effective January
11 1, 2016.