

ASSEMBLY BILL

No. 1803

Introduced by Assembly Member Nava

February 10, 2010

An act to amend Section 1369.520 of the Civil Code, relating to common interest developments.

LEGISLATIVE COUNSEL'S DIGEST

AB 1803, as introduced, Nava. Common interest developments: dispute resolution.

The Davis-Stirling Common Interest Development Act requires a common interest development association, owner, or member to submit their dispute to alternative dispute resolution before filing an enforcement action in superior court, as specified.

This bill would make a technical, nonsubstantive change to these provisions.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 1369.520 of the Civil Code is amended
2 to read:
3 1369.520. (a) An association or an owner or a member of a
4 common interest development may not file an enforcement action
5 in ~~the~~ superior court unless the parties have endeavored to submit
6 their dispute to alternative dispute resolution pursuant to this article.
7 (b) This section applies only to an enforcement action that is
8 solely for declaratory, injunctive, or writ relief, or for that relief

- 1 in conjunction with a claim for monetary damages not in excess
- 2 of the jurisdictional limits stated in Sections 116.220 and 116.221
- 3 of the Code of Civil Procedure.
- 4 (c) This section does not apply to a small claims action.
- 5 (d) Except as otherwise provided by law, this section does not
- 6 apply to an assessment dispute.

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