

1.1 Senator moves to amend S.F. No. 4499 as follows:

1.2 Page 1, after line 12, insert:

1.3 "(b) A private entity may require an owner or occupant who is seeking or who is a license
1.4 holder to indemnify, hold harmless, or defend the private entity against all claims, including
1.5 costs and attorney fees, related to the operation of a family or group family child care
1.6 program. The private entity may require each parent, guardian, or caretaker of the child
1.7 being cared for in the program to sign a waiver of claims for liability, provided that the
1.8 waiver is reasonable, consistent with industry standards, and does not require notarization.

1.9 (c) The homeowners association is not required to amend the homeowners association
1.10 documents to meet a licensing requirement, except when the homeowners association
1.11 documents are inconsistent with the requirements of this section. Nothing in this section
1.12 prevents an owner or occupant from using provided or legal remedies to amend the
1.13 homeowners association documents or from requesting a variance from those requirements.

1.14 (d) A license holder who is an owner occupant and all invitees are subject to the rules
1.15 and regulations contained in the homeowners association documents of the private entity
1.16 except where those rules and regulations conflict with this section."

1.17 Page 1, line 13, delete "(b)" and insert "(e)" and delete everything after the comma

1.18 Page 1, line 14, delete "(1)"

1.19 Page 1, line 15, delete the semicolon and after "and" insert "that is:"

1.20 Page 1, after line 15, insert:

1.21 "(1) a single-family detached dwelling whose owner is the sole owner of the entire
1.22 building in which the dwelling is located and who is solely responsible for the maintenance,
1.23 repair, replacement, and insurance of the entire building; or

1.24 (2) a multifamily attached dwelling whose owner is the sole owner of the entire building
1.25 in which the dwelling is located and who is solely responsible for the maintenance, repair,
1.26 replacement, and insurance of the entire building."

1.27 Page 1, line 16, delete "(2)" and insert "(f) For purposes of this section,"