

381.897 Individual and common liabilities for injuries or damages.

- (1) Where a judgment arising from a risk common to all of the co-owners is in excess of the liability insurance in force, the liability of any co-owner shall not exceed his pro rata share as determined by the percentage the value of his individual unit bears to the value of the property as a whole. An uncollected share of a judgment shall not be reassessed among the other co-owners.
- (2) Any unit owner shall be individually liable for injuries or damages which result from his own negligence or willful misconduct or which occur within his individual unit to the same extent and degree as the individual owner of any other residential, office, industrial or business property.

History: Created 1974 Ky. Acts ch. 381, sec. 17.