

**SB275 ENGROSSED**



1 X60UZZ-2

2 By Senator Givhan

3 RFD: Fiscal Responsibility and Economic Development

4 First Read: 02-May-23

5 2023 Regular Session



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A BILL

TO BE ENTITLED

## AN ACT

Relating to residential real estate; to provide prohibition on the installation of centralized mail delivery devices by residential real estate developers in certain new residential neighborhoods, with exceptions.

13 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

24 (3) Criminals with an "arrow key" will have access to  
25 every centralized mailbox in the state.

26 (4) Developers and homeowners must have the right to  
27 limit what they deem to be unsecure devices installed in their  
28 neighborhood or features that they deem to create an unsafe



29 atmosphere in their neighborhoods.

30 (5) Many communities across the nation, including the  
31 City of Chicago, are considering eliminating centralized mail  
32 delivery to prevent criminal activity associated with cluster  
33 mailbox units.

34 (6) It is inappropriate for any governmental sponsored  
35 agency or any private entity that does not possess regulatory  
36 authority to require the installation of centralized mail  
37 delivery devices.

38 (7) Owners and renters of one and two-family dwellings  
39 and townhouses demand the safety and convenience that  
40 door-to-door and curbside delivery of packages, parcels, and  
41 mail afford the resident.

42 (8) Consumers overwhelmingly disapprove of forced  
43 centralized mail deliveries in new one and two-family  
44 dwellings and townhouse neighborhoods.

45 Section 2. (a) Except as provided in this section,  
46 centralized mail delivery in new one and two-family dwelling  
47 neighborhoods, as well as townhouse neighborhoods, is  
48 prohibited.

49 (b) The following are not subject to the restrictions  
50 of this section:

51 (1) Any existing neighborhood that receives centralized  
52 delivery by any entity prior to January 1, 2023.

53 (2) Any condominium or apartment development.

54 (3) Any commercial property that does not contain one  
55 and two-family dwellings or townhouses.

56 (4) a. Any one or two-family dwelling neighborhood or



57 any townhouse neighborhood in which the developer or the  
58 majority of the residents have elected to install centralized  
59 mail delivery; provided, however, delivery to residents within  
60 the neighborhood shall not be withheld prior to or in the  
61 absence of such an election.

62 b. Unless there exists an active homeowner's  
63 association whereby members will vote pursuant to paragraph  
64 a., only one resident of each dwelling, acting on behalf of  
65 any other residents of the dwelling, may cast a vote in any  
66 election under this section.

67 (5) Any installation by the United States Postal  
68 Service.

69 (6) The provisions of this section shall not apply to  
70 manufactured homes.

71 Section 3. (a) Where installation is not prohibited  
72 under this section or any other law, centralized mail delivery  
73 devices, not exceeding 62 inches in height, may be located  
74 within any county, municipal right-of-way, or easement if  
75 doing so allows for the safe, convenient accessibility of the  
76 centralized mail delivery devices, provided cal government  
77 approves the location of each installation within its  
78 right-of-way or easement.

79 (b) Other than the enforcement of zoning requirements  
80 in a historic district and except as provided under this  
81 section, no local government shall adopt any additional  
82 requirements by local ordinance or regulation pertaining to  
83 the establishment of centralized mail delivery or the  
84 installation of centralized mail delivery devices.



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86           Section 4. This act shall become effective immediately  
87        following its passage and approval by the Governor, or its  
88        otherwise becoming law.



89  
90  
91 Senate

92 Read for the first time and referred ..... 02-May-23  
93 to the Senate committee on Fiscal  
94 Responsibility and Economic  
95 Development  
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97 Read for the second time and placed ..... 11-May-23  
98 on the calendar:  
99 1 amendment  
100  
101 Read for the third time and passed ..... 25-May-23  
102 as amended  
103 Yeas 30  
104 Nays 0  
105 Abstains 0  
106  
107  
108 Patrick Harris,  
109 Secretary.  
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