

SB275 INTRODUCED



1 X60UZZ-1

2 By Senator Givhan

3 RFD: Fiscal Responsibility and Economic Development

4 First Read: 02-May-23

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6 2023 Regular Session



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SYNOPSIS:

Under existing law, a residential real estate developer may install centralized mail delivery devices often referred to as "cluster mailbox units" in residential neighborhoods.

This bill would prohibit installation of centralized mail delivery devices by residential real estate developers in certain new residential neighborhoods.

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.

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The Legislature finds and declares the following:

(1) Centralized mail delivery is the delivery of packages, correspondence, or other items at a device, often referred to as cluster box unit, designed to group deliveries



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29 to a location not adjacent to the address of the intended
30 recipients.

31 (2) Centralized mail delivery creates unsafe situations
32 where recipients are forced to congregate in areas distant
33 from the recipient's home to receive deliveries.

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

36 (4) Developers and homeowners must have the right to
37 limit what they deem to be unsecure devices installed in their
38 neighborhood or features that they deem to create an unsafe
39 atmosphere in their neighborhoods.

40 (5) Many communities across the nation, including the
41 City of Chicago, are considering eliminating centralized mail
42 delivery to prevent criminal activity associated with cluster
43 mailbox units.

44 (6) It is inappropriate for any governmental sponsored
45 agency or any private entity that does not possess regulatory
46 authority to require the installation of centralized mail
47 delivery devices.

48 (7) Owners and renters of one and two-family dwellings
49 and townhouses demand the safety and convenience that
50 door-to-door and curbside delivery of packages, parcels, and
51 mail afford the resident.

52 (8) Consumers overwhelmingly disapprove of forced
53 centralized mail deliveries in new one and two-family
54 dwellings and townhouse neighborhoods.

55 Section 2. (a) Except as provided in this section,
56 centralized mail delivery in new one and two-family dwelling



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57 neighborhoods, as well as townhouse neighborhoods, is
58 prohibited.

59 (b) The following are not subject to the restrictions
60 of this section:

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

63 (2) Any condominium or apartment development.

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

66 (4) Any one or two-family dwelling neighborhood or any
67 townhouse neighborhood in which the developer or the residents
68 have elected to install centralized delivery; provided,
69 however, delivery to residents within the neighborhood shall
70 not be withheld prior to or in the absence of such an
71 election.

72 (5) Any installation of centralized mail delivery by
73 the United States Postal Service or any third-party authorized
74 to require installation of centralized mail delivery devices
75 at its sole cost and expense to install, maintain, repair, and
76 replace.

77 Section 3. This act shall become effective immediately
78 following its passage and approval by the Governor, or its
79 otherwise becoming law.