



2023 Indiana End of Legislative Session Report

CAI's Indiana Legislative Action Committee (IN LAC) had an active legislative session advocating [on behalf of the 859,000 Hoosiers living in 343,000 homes in nearly 5,080 community associations in the state](#). The 17-member committee volunteered hundreds of collective hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. Indiana legislators introduced more than 1,800 bills and the LAC closely monitored 16 bills that would have directly affected community associations; their top priority bills are summarized below.

SB 195, STUDY OF HOMEOWNERS ASSOCIATION ISSUES. This legislation was the focus of IN LAC's efforts this legislative session. This bill would have created a study committee to investigate issues of levying fines, accounting practices, termination practices, and other practices in association management. The bill originally included vague language which the IN LAC helped to clarify in committee hearings. The IN LAC was committed to perfecting the language, but the bill died prior to an opportunity to do so.

Status: FAILED SINE DIE

SB 414, Onsite waste management districts and septage holding tanks. IN LAC monitored this legislation that allows associations to obtain a permit to maintain their own sewage holding tank. This allows larger associations to maintain their own sewage systems and save money.

Status: PASSED

HB 1315, Home warranties and regulation of residential structures. The IN LAC monitored this legislation regarding construction warranty protection for model homes in associations. This legislation allows the same protections for model homes as other residences in the same community.

Status: PASSED

HB 1418, ANNEXATION OF RESIDENTIAL DEVELOPMENT. IN LAC monitored this bill, which expands upon legislation passed in the previous session to allow a third-class city to annex an area that is a proposed residential development in which not all have been platted or dwellings have been constructed and expands the area outside the city which the annexation can occur.

Status: PASSED

Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the IN LAC. Please visit www.caionline.org/lacdonate/ and donate to "Indiana" to support our continued efforts.

[Click here to follow the important legislation CAI is tracking for 2023 and beyond.](#)

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Indiana Contact Information

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- For more information visit www.caionline.org/INLAC.