



2021 End of Legislative Session Report

CAI's Alabama Legislative Action Committee (AL LAC) had an extremely busy 2021 legislative session. The 6-member committee volunteered hundreds of collective hours to review bills, draft testimony, and meet with legislators and other decision-makers. There were more than 1,500 bills introduced, and the AL LAC closely monitored three bills that would have directly affected community associations, successfully passing one providing liability protections to community associations from COVID-19 related lawsuits. Below is a brief overview of the top bills:

SB 8: Property, homeowner's associations and condominium associations, prohibited from restricting display of state flag. AL LAC monitored this bill that provided that a homeowner's association or condominium may not adopt or enforce any policy, or enter into any agreement, that would restrict or prevent any member of the association from displaying the flag of the State of Alabama on residential property within an association. This bill would have allowed for community associations to adopt reasonable rules related to the display of state flags.

Status: FAILED

SB 30: Coronavirus, immunity for certain entities from claims relating to contraction of or exposure to coronavirus. AL LAC engaged CAI Alabama members in a grassroots email to successfully pass SB 30, which provides community associations and association agents with protection from lawsuits regarding COVID-19 claims, as common areas and community facilities reopen for communities that act in good faith and comply with local, state and CDC guidelines.

Status: SUCCESSFULLY PASSED

SB 255: Association Act, further provided to include all homeowners' associations, certain audit, notice, and procedural requirements. AL LAC successfully opposed this legislation, which would have completely overhauled the current Alabama Homeowners' Association Act. This bill would have amended a number of procedures within community associations, including but not limited to, requiring a homeowners' association to conduct periodic audits of its books and records, requiring certain violations notices, and an opportunity to cure a violation prior to a penalty being assessed against a homeowner, and providing new and burdensome limitations on the authority of a homeowners' association to foreclose on an assessment lien.

Status: SUCCESSFULLY FAILED

Alabama Contact Information

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Your Assistance is Needed

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

For more information visit www.caionline.org/ALLAC.