



2020 End of Session Report

CAI's Indiana Legislative Action Committee (IN LAC) had an active legislative session. 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 1,100 bills introduced, and the LAC closely monitored 15 bills that would have directly affected community associations; their top priority bills are summarized below.

HB 1123, Short-term rentals. IN LAC monitored this bill that prohibited offering a property for short term rental that is: (1) designated as affordable or subject to rental assistance; (2) subject to any law that prohibits the leasing or subleasing of the property; or (3) subject to an enforcement order issued under the unsafe building law. Requires a listing or advertisement on a short-term rental platform (platform) to display the permit number issued by the unit. Provides that if an owner of a short-term rental (owner) fails to correct or remove a listing on a platform displaying a missing or erroneous permit number, the owner commits a Class C infraction.

Status: FAILED

HB 1179, Unlawful surveillance of another's dwelling. IN LAC monitored this bill that provided that, with certain exceptions, a person who knowingly or intentionally uses a camera or electronic surveillance equipment: (1) located outside of another person's private property; (2) to record images or data of the interior of the other person's dwelling; and (3) without the other person's consent; commits a Class C infraction.

Status: FAILED

HB 1375, Homeowners associations and solar power. IN LAC monitored this bill that provided that a homeowners association may require certain screening and preapproval procedures before an owner of a dwelling unit may install a solar energy system. It also prohibited a homeowners association of a housing development constructed after June 30, 2020, from adopting rules, covenants, declarations of restrictions, and other documents that would prohibit the installation of solar energy systems.

Status: FAILED

SB 56, Homeowners associations and solar power. IN LAC monitored this bill that provided that a homeowners association may require certain screening and preapproval procedures before an owner of a dwelling unit may install a solar energy system. Provides that a homeowners association may prohibit the installation, use, or removal of a solar energy system under certain circumstances.

Status: FAILED

SB 218, Chicken Hens. IN LAC monitored this bill that provided that a chicken hen is considered a pet when determining the types and number of animals allowed as pets under the governing documents of a homeowners association.

Status: FAILED

Indiana Contact Information

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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.

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