



Mississippi 2023 End of Legislative Session Report

CAI's Government and Public Affairs team actively advocated on behalf of approximately [71,000 Mississippians living in 28,000 homes in approximately 1,000 community associations across the Magnolia State](#) during the 2023 state legislative session. This year's advocacy focused primarily on the successful campaign to kill HB 1155 before it could become law, averting what would have been a major imposition of burdensome regulations and expenses on Mississippi homeowners. A special thanks goes to CAI's partners who volunteered their time to help protect Mississippi homeowners. Below is a brief overview from the 2023 Mississippi State Legislature:

HB 1155 Residential subdivisions; authorize property owners to establish and/or amend covenants, conditions and restrictions: Under this bill, if an association does not have clear rules on how to amend your governing documents, then the community will need to petition the court to allow for a change to happen. HB 1155 allows a county board of supervisors to approve any changes made to rules and restrictions governing master planned communities. The bill also prohibits deed restrictions or covenants that require a transferee to pay a declarant a fee in connection with the future transfer. If there is a transfer fee in the documents, it is void and unenforceable.

CAI's grassroots efforts included emails to CAI members in Mississippi, as well as collaboration with leading community manager voices to reach out to State Senators and Lieutenant Governor Hosemann's office, in his capacity as President of the State Senate. Written testimony from CAI and letters from our partners were sent to every Senator and the Lieutenant Governor every day after the Senate Committee vote on February 8th, until the Senate deadline on March 8th.

Status: Successfully killed on Senate floor.

HB 697 Homeowner associations that provide water to its residents, certain; prohibit PSC from providing certain regulation of: Homeowners associations in Jackson could opt to leave the public water system and provide water to residents, and to purchase the water mains and associated equipment from the city. The association would then assume responsibility for the municipal roads and rights of way on and adjacent to these assets, this includes repair responsibility. Additionally, associations would have been able to adopt emergency measures to



supply clean drinking water via an expedited process, so long as the water is only for association residents.

Status: Died in Committee.

SB 2128 Trespass; criminalize offense on property other than a structure or conveyance:

This bill would have modified Mississippi’s criminal trespass laws, which would have enabled community associations and their agents to act on behalf of an owner to communicate an order to leave a particular property.

Status: Died in Committee.

For more information on CAI’s activities and community association legislation in Mississippi, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/MS.aspx>.

Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from Mississippi community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Issues Advancement Fund” to support our continued efforts.

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

Mississippi Contact Information

- Contact CAI’s Government and Public Affairs Team at government@caionline.org
- To find the chapter nearest you, please call (888) 224-4321.