

Legislative Update



Thomas M. Skiba, CAE
Chief Executive Officer

2023 Large-Scale
Managers Workshop



COMMUNITY ASSOCIATION INFORMATION

CAI CHIEF ELECTED OFFICER

1973-2023



David Rhame
Chairman
of the Board
1973-1976



May Russell
First President
1974-1975



**Lincoln
Cummings**
1975-1977



Donald W. Sally
1977-1978



Wayne S. Hyatt,
ESQ.
1978-1979



**Francis B.
Francois**
1979-1980



Ronald P. Kirby
1981-1982



**F. Scott
Jackson, ESQ.,**
CCAL fellow
1982-1983



R. Jeff Andrews
1983-1984



**Michael E.
Packard, PCAM**
1984-1985



**David S.
Mercer, ESQ.,**
CCAL fellow
1985-1986



**Clifford W.
Treese, CIRMS**
1986-1987



**Steven J.
Harvill**
1993-1994



**Katherine
Rosenberry, ESQ.**
1988-1989



**David
Regenbaum,**
PCAM
1989-1990



Jerry F. Levin
1990-1991



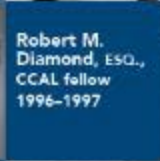
**Donald E.
Dyekman, ESQ.**
1991-1992



**David W.
Gibbons**
1992-1993



**Maryjane
Moore**
2001-2002



**Robert M.
Diamond, ESQ.,**
CCAL fellow
1996-1997



Michael J. Levin
1997-1998



**Gary A.
Porter, RS**
1998-1999



**Stephen R.
Bupp, AMS, PCAM**
1999-2000



**Ellen Hirsch
de Haan, ESQ.,**
CCAL fellow
2000-2001



**Edward D.
Thomas, CMCA,
AMS, PCAM**
2009



Paul D. Gruzca,
CMCA, AMS,
PCAM
2004-2005



**Sandra K.
Denton, CMCA,
LSM, PCAM**
2005



**Ross W.
Feinberg, ESQ.,**
CCAL fellow
2006



Ronald L. Perl,
ESQ., CCAL fellow
2007



**T. Peter
Kristian, CMCA,
LSM, PCAM**
2008



**Kelly G.
Richardson, ESQ.,**
CCAL fellow
2016



**Kathryn C.
Dianella, LSM,
PCAM**
2012



**Dennis C.
Abbott, CMCA,
AMS, PCAM**
2013



**Julie McGhee
Howard, ESQ.,**
CCAL fellow
2014



David I. Caplan,
CMCA, AMS,
PCAM
2015



**James H. Dodson
IV, CMCA, AMS,
LSM, PCAM**
2021



**Greg Smith,
CMCA, AMS,
PCAM**
2017



**John
Hammersmith,
CMCA, AMS,
PCAM**
2018



Cat Carmichael,
PCAM
2019



**Ursula K.
Burgess, ESQ.,**
CCAL fellow
2020



**Jessica Towles,
CMCA, AMS,
PCAM**
2022



Vishnu Sharma
CPA, CFE
2023



Federal Issues Update



Anti-Money Laundering Act
(Corporate Transparency Act)
Registration for Community
Associations

Making Condos Safer &
More Affordable (H.R.
4465)

Fannie Mae & Freddie Mac
Lending Questionnaires

Disaster Assistance
Fairness Act (H.R. 3777)

Amateur (HAM) Radio
Preemption of Covenants
(H.R. 4006)

Freedom to Invest in
Tomorrow's Workforce (H.R.
1477/S 722)



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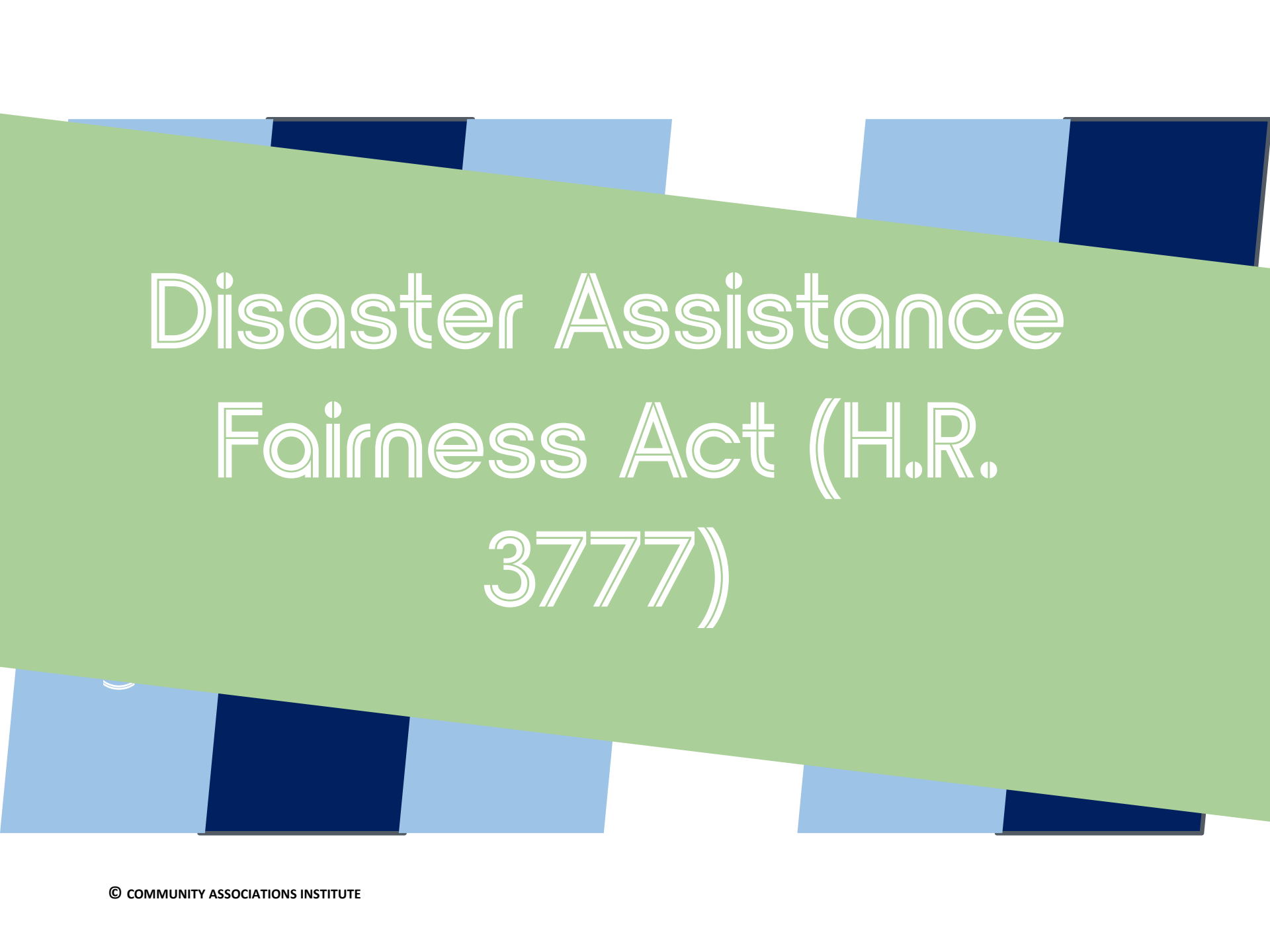
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TAKE
ACTION
TODAY!

State Issues Update



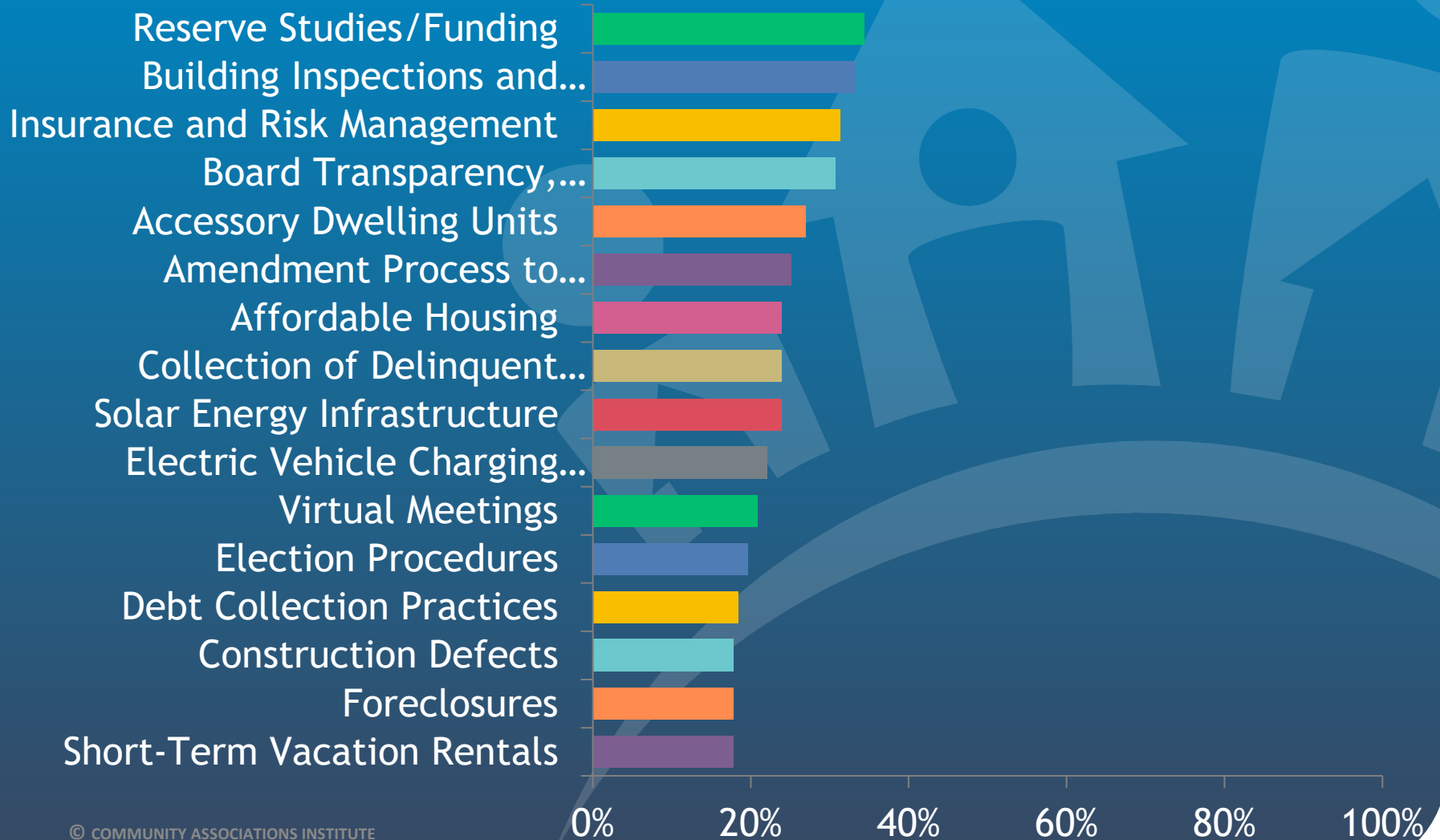
2023

Trends



community
ASSOCIATIONS INSTITUTE

Which state legislative issues did your legislative action committee (LAC) face in 2023? (check all that apply)



» INFORM, GUIDE, SHARE.
2022 CAI Press Catalog

CommonGround

CAI's Magazine for Community Association Leaders

TRAGEDY AND CHANGE

A year after the Champlain Towers South collapse, community associations grapple with safety concerns and shifting requirements.

ALSO INSIDE: Maintenance Manuals | Reuniting Communities | Mentoring Advice | Manager Pay

MAY JUNE 2022
caionline.org/condosafety

CONDOMINIUM SAFETY PUBLIC POLICY REPORT

RESERVE STUDIES AND FUNDING, MAINTENANCE,
AND STRUCTURAL INTEGRITY




community
ASSOCIATIONS INSTITUTE
www.caionline.org



Building Safety & Aging

Infrastructure Resources

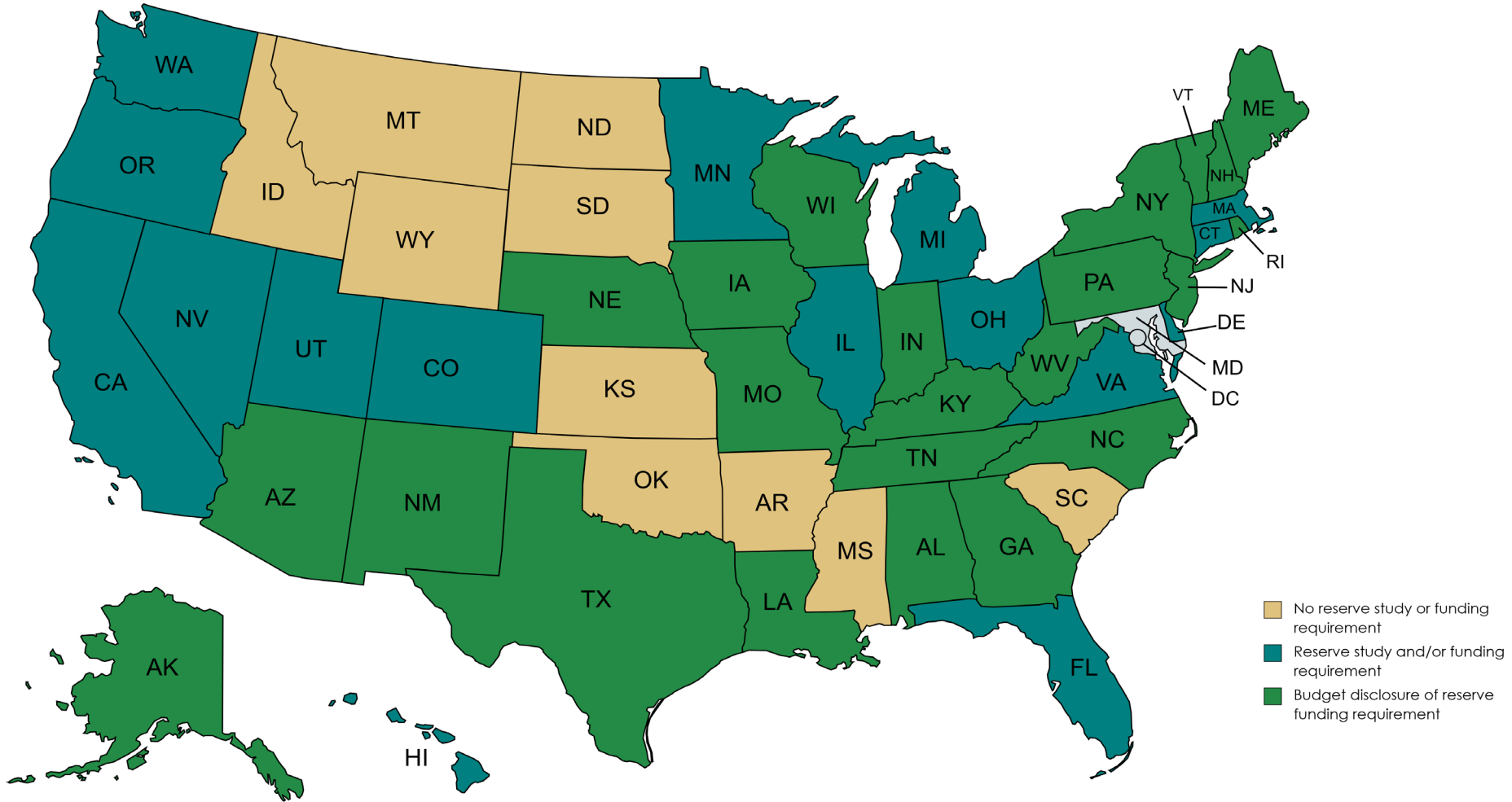
www.condosafety.com



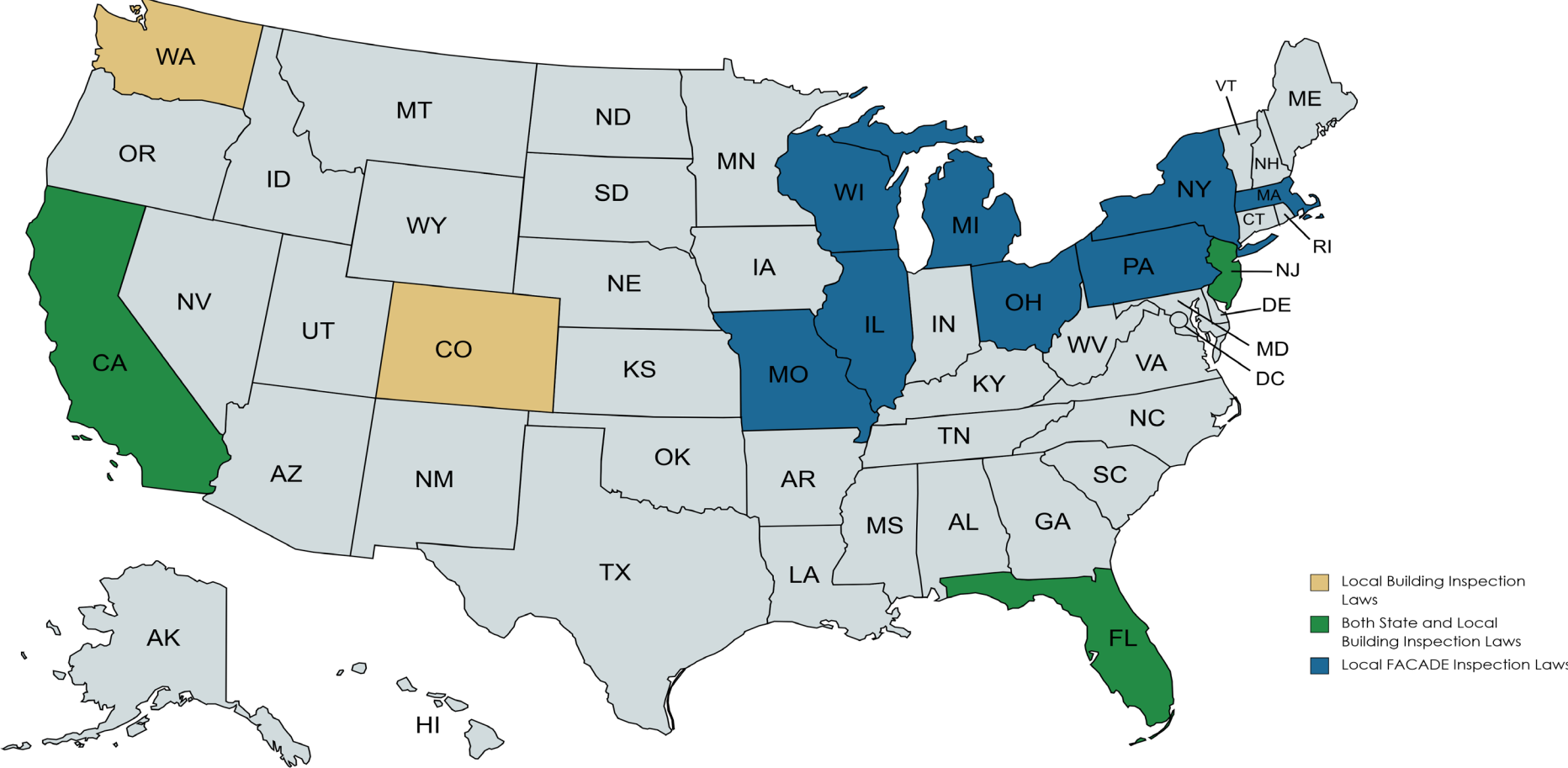
RESERVE STUDY STANDARDS



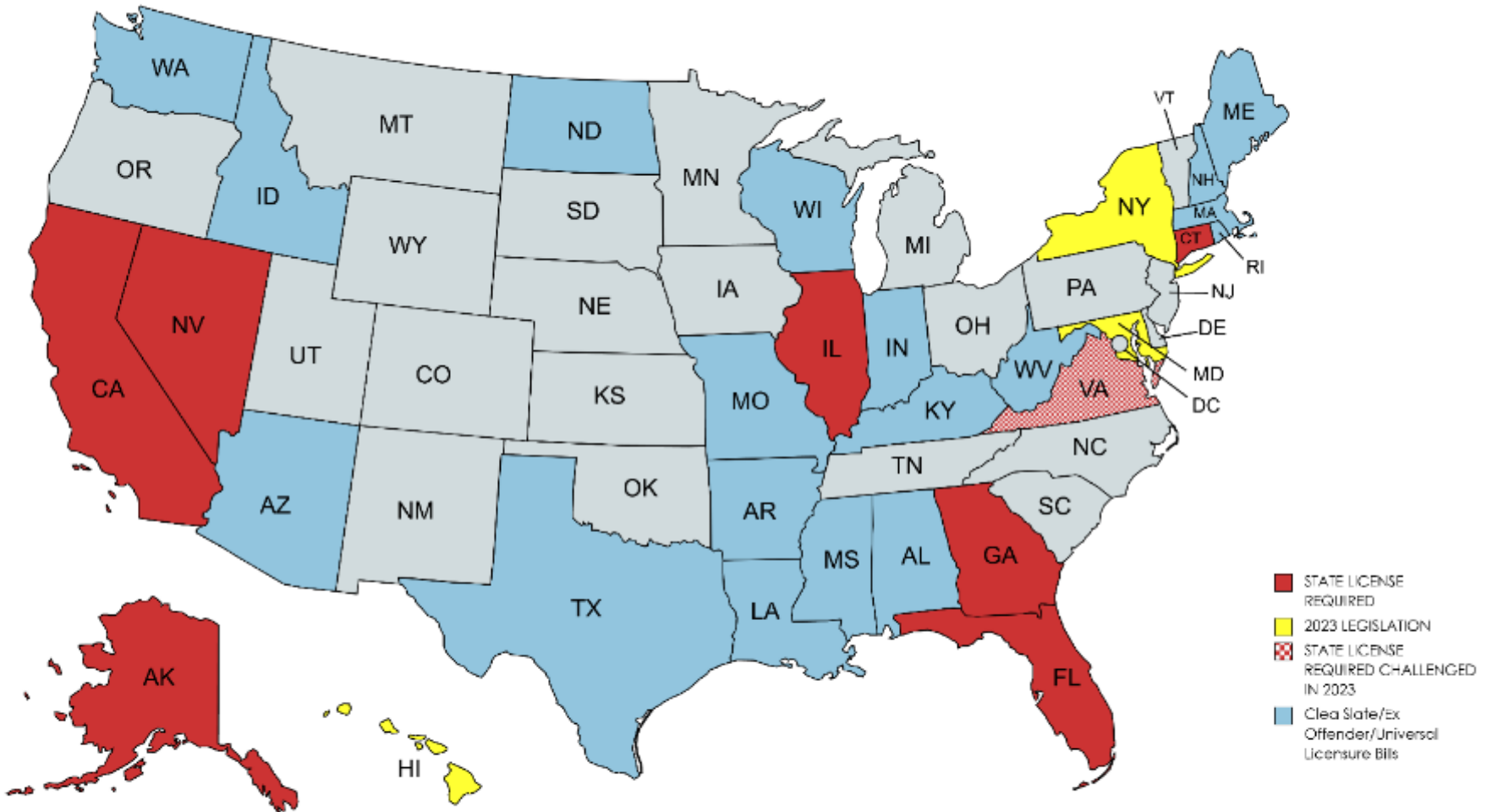
RESERVE STUDY LAWS AND LEGISLATION



BUILDING INSPECTION LAWS AND LEGISLATION



COMMUNITY MANAGER LICENSING



ESTOPPELS/RESALE DISCLOSURE FEES

Arizona: **\$400 + \$100** (<3 days)

Connecticut: **\$125** + \$0.05 per page; \$10 electronic
(Increases to **\$185** effective 10/1/2023)

Delaware: **\$250**

Florida: **\$250 + \$100** (if delinquent)

Idaho: Fee must be disclosed annually, no expedited fee permitted

Indiana: **\$250**

Illinois: **\$100; \$375** (expedited)

Kentucky: **\$225** initial; **\$50** update

Maryland: **\$250 + \$100** (<7 days) or \$50 (7<14) days

***Applies to full disclosure packages, which vary by state, unless otherwise indicated.**

Nevada: **\$160** (<3 days)

New Mexico: **\$300** (Albuquerque: **\$200**)

North Carolina: **\$200 + \$100**
(Expedited)

Rhode Island: **\$125**

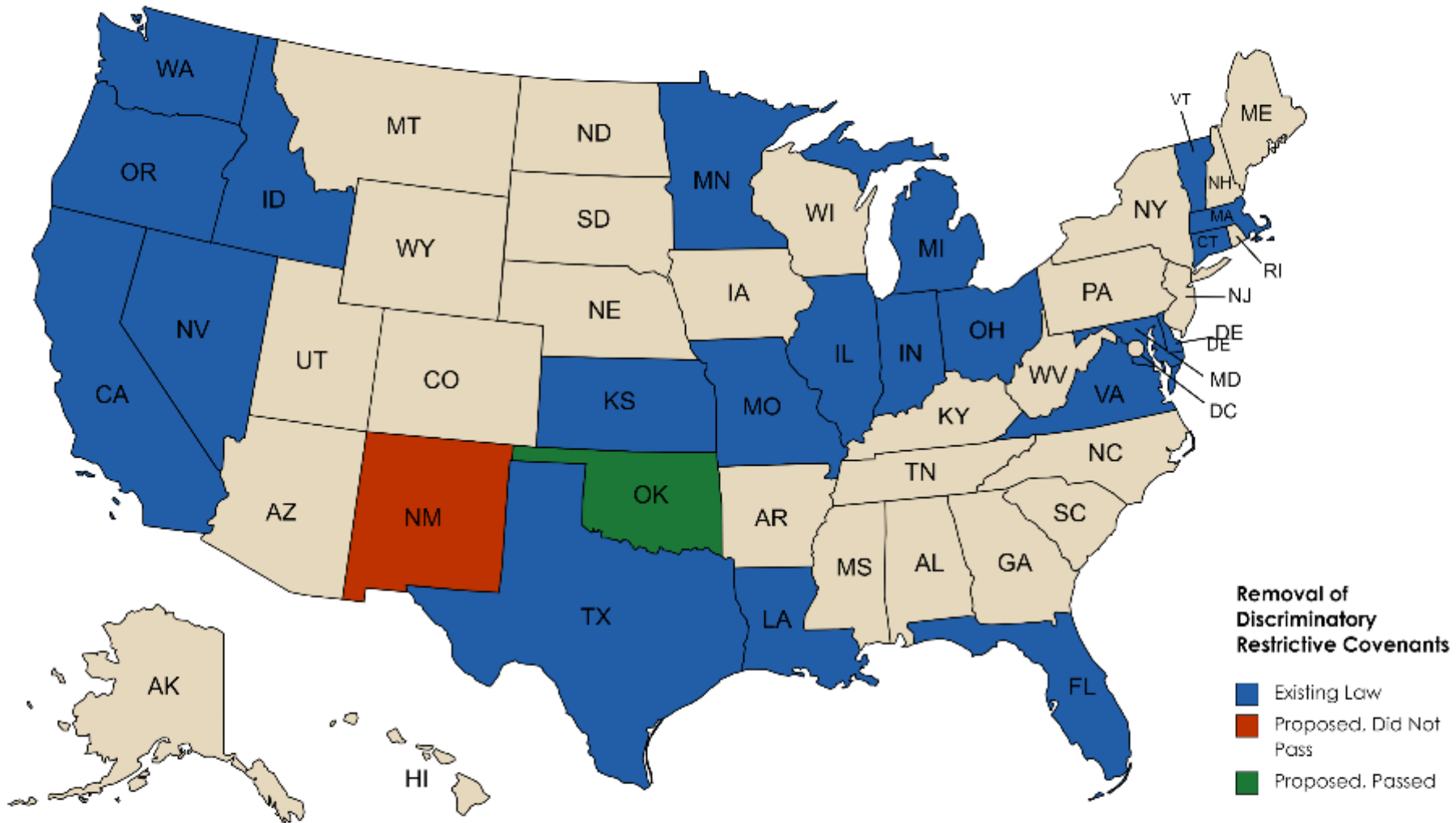
Texas: **\$375, plus \$125**

Virginia: **\$211.96 or \$176.64**
electronic + **\$70.66** expedited

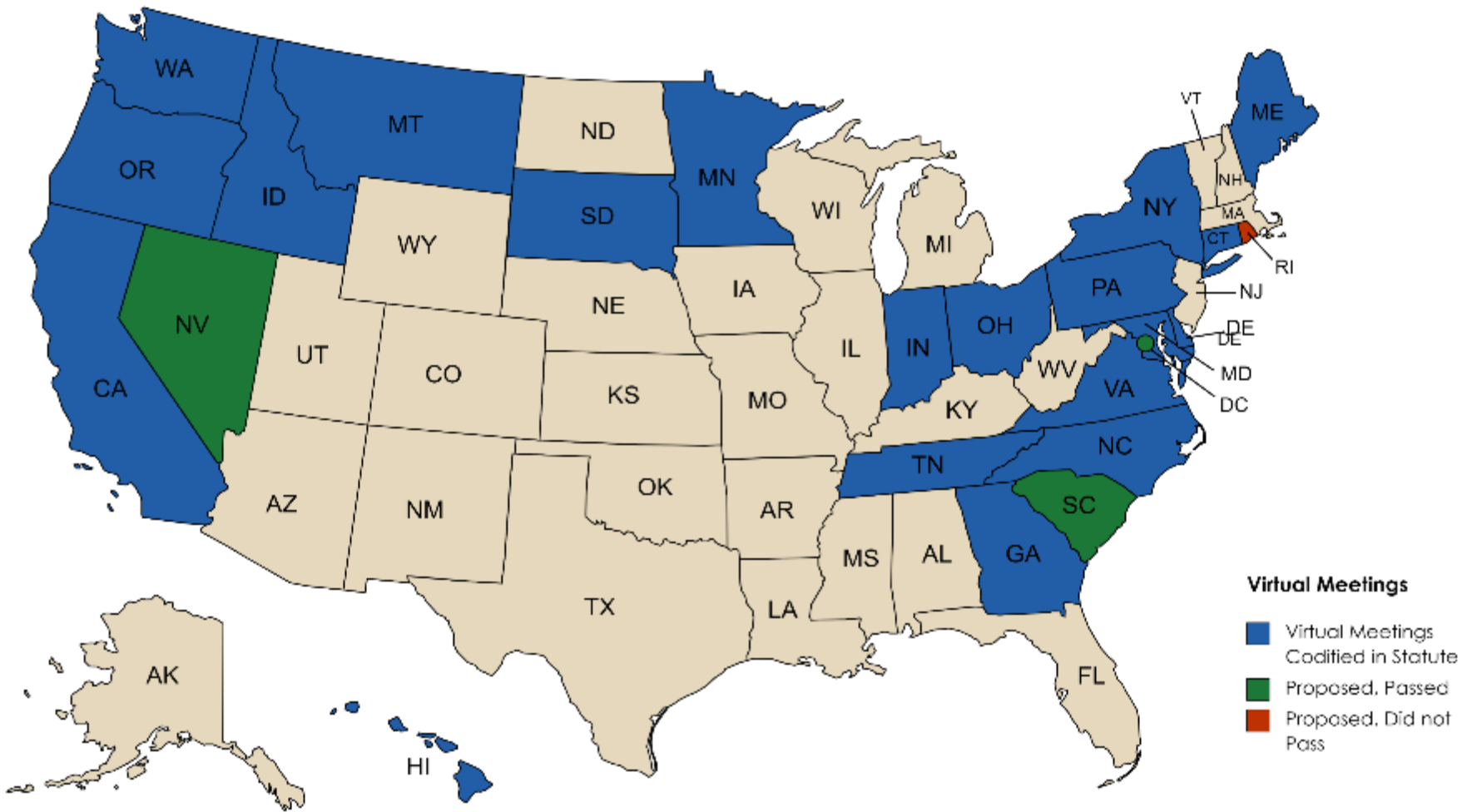
Washington State: **\$275**

Wisconsin: **\$50** unless a higher amount is authorized by a board resolution or written into a management agreement

PROCESS TO REMOVE DISCRIMINATORY COVENANTS



VIRTUAL MEETINGS

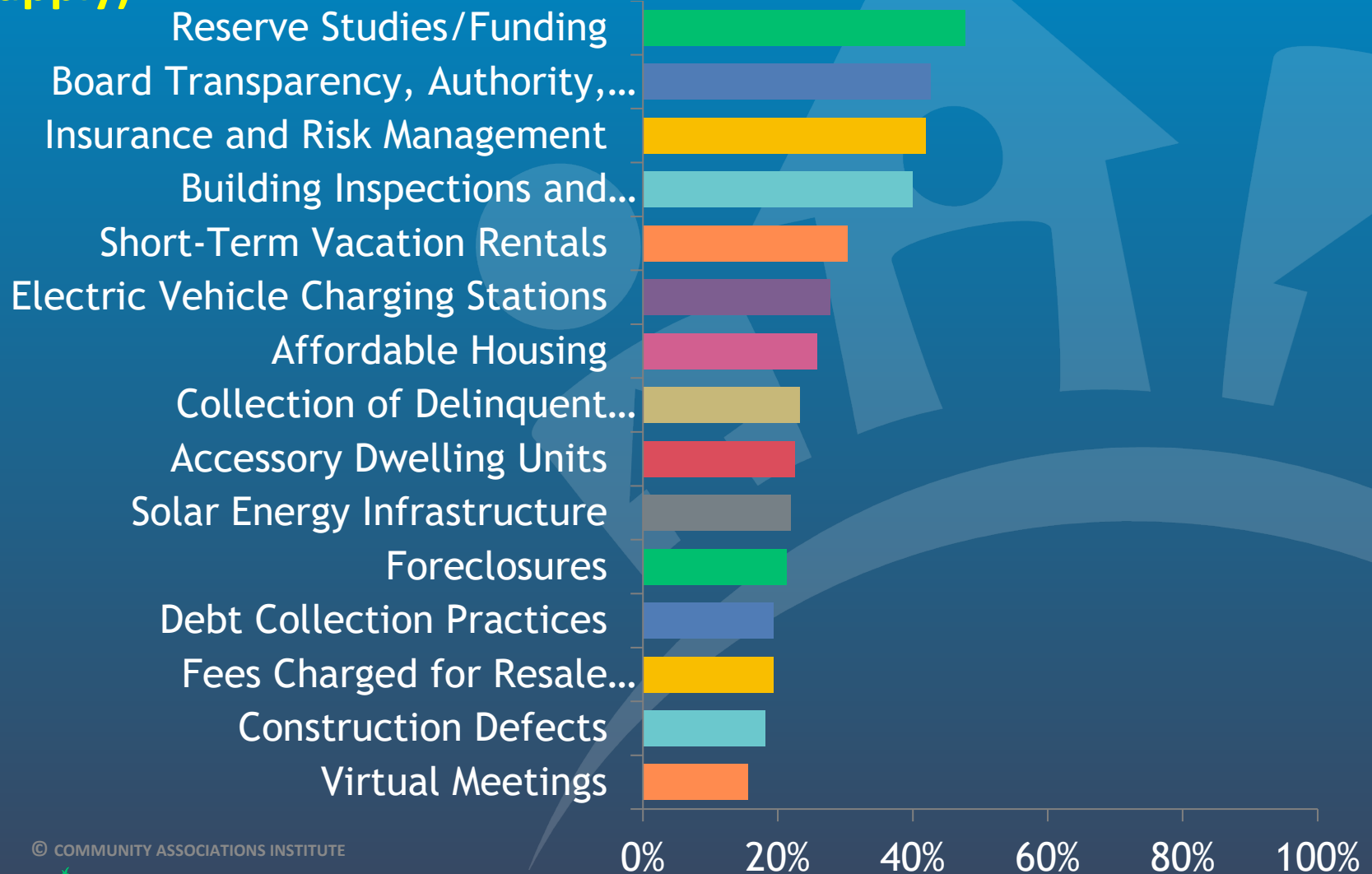


2024 Trends

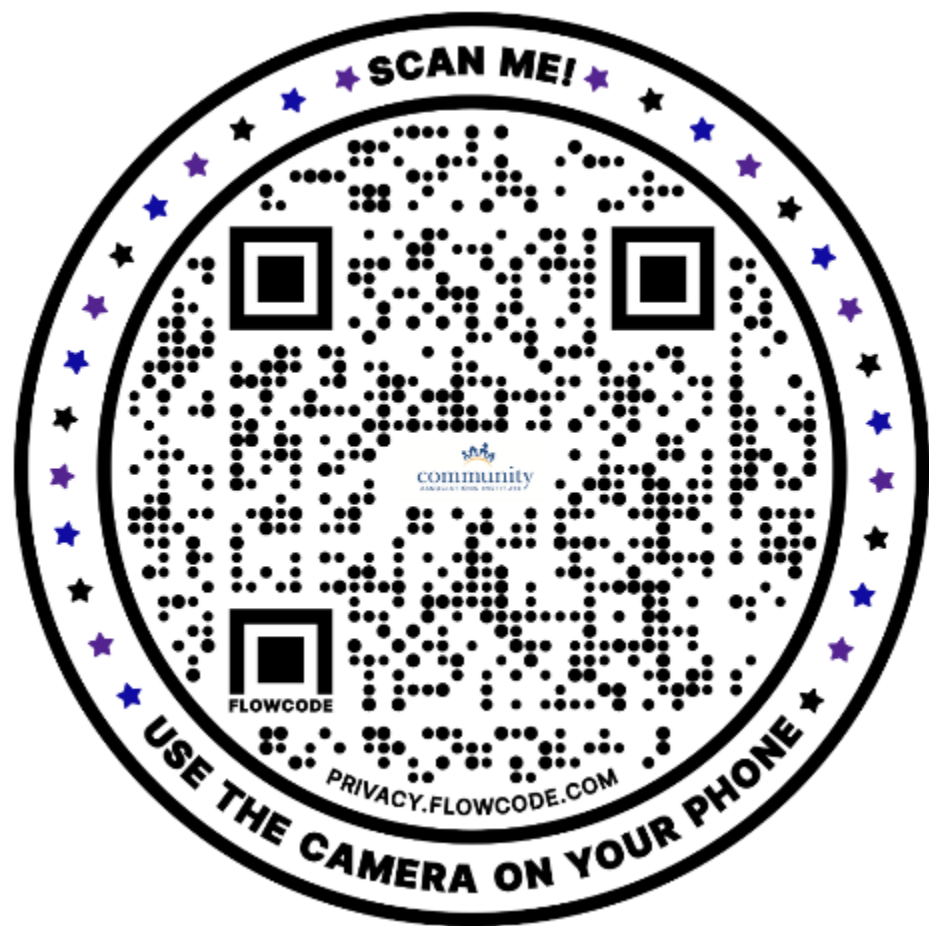


community
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Which state legislative issues do you and/or your legislative action committee (LAC) predict to face in 2024? (check all that apply)



cai★PAC



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