




Legislative Update 2009

Lucia Anna Trigiani, Esq.
Mercer Trigiani

Overview

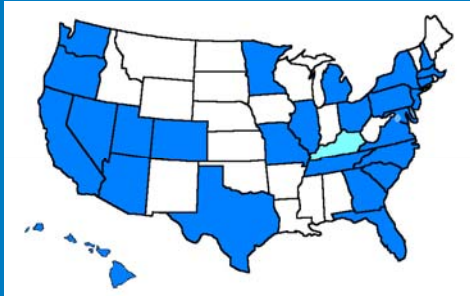

- Part I
 - Legislative Advocacy
 - UCIOA, Manager Regulation, Liens
 - No, I'm serious...
- Part II
 - State issues discussion
 - Looking to 2009



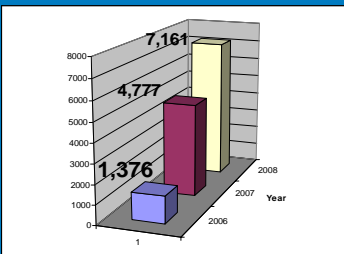


Legislative Advocacy


LAC States

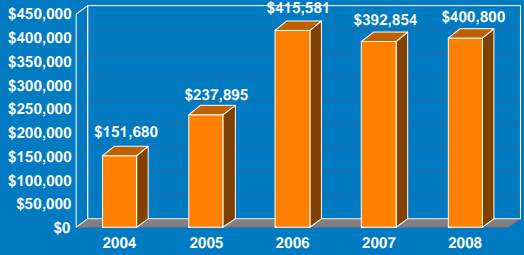
Bills Tracked



Year	Bills Tracked
2006	1,376
2007	4,777
2008	7,161




Advocacy Support Fees by Calendar Yr.



Year	Advocacy Support Fees
2004	\$151,680
2005	\$237,895
2006	\$415,581
2007	\$392,854
2008	\$400,800

* As of 3/2008



Community Manager Licensing/Credentialing

- Breakthrough year in 2008
- Virginia
- Illinois & North Carolina
- Looking into 2009



Virginia

- High profile embezzlement charges
- Growing number of residents in community associations
- Political need to do something



Virginia Legislation

House Bill 516 – Now Law

- Requirements
 - Definition of management
 - Licensing requirement
 - Certification requirement
 - Bonding requirement
 - Internal control requirements for managers
 - exemptions



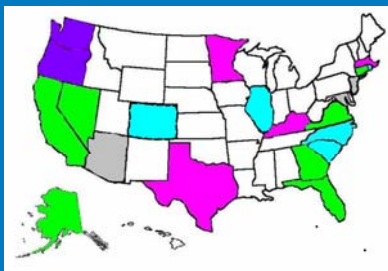
Illinois & North Carolina Legislation

- Growth of community associations
- Recent issues
 - Thefts
 - Loss of funds
- 2007 enactment of Manager Conduct Law
- Current negotiations of a manager licensing statute



Updated
01/05/2009

Manager Licensing



Green – Existing regime (GA, FL, CA, NV, AK, CT, VA)
 Blue- Bill in 2009-2010 cycle (NC, SC, IL, RI)
 Grey – Manager Registration Bill in 2008 (AZ, NJ, MD) - Failed
 Pink – Under study (KY, MN, TX, MA)
 Purple – CAI LAC drafting legislation, 2010 or later



Liens & Collections


- [California](#)
- [Pennsylvania](#)
- [Rhode Island](#)
- [Maryland](#)





No, I'm serious...

- Georgia
- Lay away plan
- Tell me what you really think
- Bed Bugs
- Right to dry

The logo for the Community Associations Institute, featuring a crown icon and the text "community ASSOCIATIONS INSTITUTE", is located at the bottom left of the slide.




Legislative Update 2009 Part II

Lucia Anna Trigiani, Esq.
Mercer Trigiani

Overview

- Part II
 - State Issues Cont.
 - Federal Issues
 - Looking to 2009





State Issues




State Issues

- Liens/Collections
- Rental restrictions
- Reserves
- Insurance
- Ombudspersons
- Other




Liens & Collections

- California
 - Collections SB [1511](#)
 - Assessments AB [952](#)
- Georgia
 - Lien Minimum HB [422](#)
- Illinois
 - Distressed Property - HB [5037](#)



Liens & Collections

- Maryland
 - Assessment Liens HB [645](#)



Rental Restrictions

- California
 - Rental Restrictions - AB [2259](#)
- Illinois
 - Rental Restrictions - HB [5159](#)



Reserves

- Washington State SB [6215](#)
- Maryland HB [993](#)
- Minnesota



Insurance

- Florida
 - Condo Insurance HB [601](#)
- Georgia
 - Insurance HB [1121](#)
- Maryland
 - Master Policy Insurance HB [646](#)



Ombudsman

- California
 - Ombudsman AB [567](#)
- Virginia
 - Omnibus Bill HB 516



Other

- Arizona
 - Petitions HB 2440
- California
 - Board Member Education - AB [2806](#)
- Colorado
 - Energy & Environment HB [1270](#)
- Michigan
 - Assessment Taxes SB [1038](#)



Federal Issues

Federal Issues

- Pool Safety
- Economic crisis
 - Homeowner bailout
 - Fannie/Freddie nationalization

Looking to 2009

- Economy will dominate state and federal focus
- Environment focus in 2010?