

## **CAI LACs Work to Protect Association Finances**

In 2009, CAI LACs in Pennsylvania, Rhode Island and Nevada successfully passed or expanded state statutes that grant associations priority status in collecting past due assessments in foreclosures. Such legislation, referred to as “Super Priority Liens,” help ensure that associations can adequately fund operations and the foreclosed properties continue to pay part of their obligation to maintain the common elements of the association.

In 2010, CAI members continue their work to push for priority lien rights in Georgia, Maryland, New Hampshire and Ohio. Such legislation has taken on new urgency as changing federal mortgage regulations require lenders to examine association budgets and assessment delinquencies in order to determine if a mortgage will be issued to a buyer in a community association.