

2024 Legislative Session Report



2024 CAI Indiana Legislative Session Report

Community Associations Institute (CAI) spent the 2024 legislative session advocating on behalf of the approximately [859,000 Hoosiers living in 343,000 homes in more than 5,080 community associations](#). Indiana's legislative session began on January 8 and adjourned March 14, 2024. 1,200 bills were introduced, and CAI's Indiana Legislative Action Committee (IN LAC) monitored bills that would have directly affected community associations. Below is a brief overview:

IN HB 1337 - HOA regulation of beekeeping.

IN LAC supported HB 1337 as amended, granting community associations the authority to regulate beekeeping on properties. This legislation allows HOAs to manage the number and placement of beehives while prohibiting the regulation of existing beehives and outright bans on beekeeping, provided the activity adheres to state law. Additionally, it outlines circumstances under which HOAs may restrict beekeeping within 100 feet of a property, striking a balance between individual beekeepers' rights and the concerns of neighboring homeowners. HB 1337 empowers HOAs to responsibly regulate beekeeping activities, supporting the community association housing model.

Status: Passed

IN HB 1019 – Child operated refreshment stands.

IN LAC monitored this bill that aimed to prevent community associations from implementing laws or regulations that limit the sale of lemonade or other nonalcoholic beverages by individuals under 18 years old from stands on private property. While the legislation ultimately failed to pass, it highlighted the potential impact on community association governance. Additionally, the bill specified that homeowners associations would not be held liable for injuries related to beverage sales by minors, except in cases of willful or wanton acts or gross negligence, offering clarity on liability concerns surrounding such activities within communities.

Status: Died Sine Die

IN HB 1222 – Residential real estate service agreements.

IN LAC closely monitored and supported an exemption for community associations in HB 1222, which became effective on March 15, 2024, rendering residential real estate agreements entered into after that date null and void. This carve out for community associations ensures declarations for associations of co-owners are exempt from this prohibition, ensuring that agreements pertaining to the formation and governance of such associations, including community association covenants, remain valid and enforceable despite the legislation affecting other residential real estate agreements. This legislation's

passage is significant for community associations, providing clarity and stability in their governance structures.

Status: Passed

IN HB 1343 - Recording of false liens.

The LAC monitored this legislation for its potential impact on community association liens. The legislation aimed to elevate the filing of a false lien to a Level 6 felony, with a heightened penalty of a Level 5 felony if the false lien targeted a public official. While the bill did not pass, its implications for community association liens underscored the importance of ensuring the accuracy and legitimacy of such filings within the community association housing model.

Status: Died Sine Die

IN HB 1102 – Child care.

The IN LAC closely monitored HB 1102 which dealt with childcare facilities, including those in residential homes. While this bill amends childcare regulations to allow facilities to care for up to 8 children over the age of 1 or 4 infants, the final legislation does not directly impact community associations. Nonetheless, the IN LAC remained vigilant to ensure any ability of associations to regulate was not infringed.

Status: Passed

IN HB 1068 – Unlicensed real estate solicitors.

IN LAC monitored HB 1068, focusing on its implications for unlicensed real estate solicitors while ensuring that it wouldn't inadvertently impact community association managers. The bill establishes specific requirements for listing agreements and buyer agency agreements and provides remedies for homeowners who enter into agreements with unlicensed real estate solicitors. Additionally, the legislation identifies engaging in real estate solicitation without necessary disclosure as a deceptive act, enforceable by the attorney general. With its passage, HB 1068 aims to uphold transparency and protect homeowners' interests in real estate transactions, without disrupting the operations of community association managers.

Status: Passed

IN HB 1084 – Privacy of firearms financial transactions.

IN LAC monitored HB 1084 for any potential impact on the community association housing model. While the legislation primarily focuses on firearms regulations and privacy concerning firearms financial transactions, the LAC maintained vigilance to assess any implications for community associations. With the bill's passage, it remains crucial for community associations to stay informed about how this legislation may intersect with their governance and security measures.

Status: Passed

IN SB 18 – Various probate matters.

SB 18 introduces the provision wherein parties can request the recorder's office to include a cross-reference section in any recorded documents, aiming to streamline probate processes. Notably, the IN LAC highlighted the exemption for Homeowners Associations (HOAs) within the legislation. This exemption recognizes the unique nature of HOAs and ensures that they are not unduly burdened by these probate requirements.

Status: Passed

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