



2022 Housing Predictions

HOA and Condo Trends

Today, more than 25% of the U.S. population lives in a community association, according to the [2020–2021 U.S. National and State Statistical Review for Community Association Data](#) published by the [Foundation for Community Association Research](#). In addition, the majority of residents who live in condominiums, homeowners associations, and housing cooperatives (89%) [rate their overall experience as positive or neutral](#), according to the Foundation's *2020 Homeowner Satisfaction Survey*.

With your state's 2022 legislative session underway, here are the housing predictions that may affect 1 in 4 constituents who live in community associations.

[2022 Policy Trends for Community Associations](#)

As the pandemic continues impacting the national and global economy, state budgets, and housing security, state legislatures must address these COVID-19-related challenges this year. In addition, many state legislatures are considering legislation in response to the tragic partial collapse of Champlain Tower South in Surfside, Fla., last June. CAI convened three specialized task forces to explore changes to laws and best practices for the community association housing model that could help other communities prevent a similar event and to provide solutions for legislators addressing building safety in their districts.

Public policy recommendations regarding reserve studies and funding, building maintenance, and structural integrity are detailed in CAI's [Condominium Safety Public Policy Report](#) released in late October. CAI believes these recommendations should be considered for adoption into state law to support the existing statutory framework for the development, governance, and management of community associations.

CAI also has resources on the following trends to assist you and your staff during your state's legislative session:

- [Virtual Meetings and Electronic Voting](#). CAI anticipates virtual meetings and electronic voting legislation will continue to be introduced in state legislatures in 2022. CAI supports legislation that allows community association board and general membership meetings to be held virtually. In 2021, 23 states and the District of Columbia introduced some form of virtual meeting legislation, which 10 states passed with the help of CAI's state legislative action committees. We anticipate that states that were not successful will reintroduce these bills, providing the opportunity for community association boards and homeowners to meet virtually and vote online.
- [Condominium Safety: Reserve Studies and Funding](#). CAI supports statutorily mandating reserve studies and funding for all community associations. The public policies in the *Condominium Safety Public Policy Report* help communities prepare for and a timeframe to practically transition to these new requirements to avoid financial strain on homeowners and the



association. The Foundation's [Best Practices Report: Reserve Studies and Reserve Management](#) provides excellent procedures pertaining to reserve planning and funding for homeowner leaders and community managers to put into practice immediately.

- [Condominium Safety: Building Maintenance and Structural Integrity](#). CAI supports additional requirements by developers in both areas during the development process and prior to transition to the homeowners. Structural integrity is addressed through statutorily mandated building inspections starting when the building is 10 years old, another inspection at 20 years, and every five years after. Inspections are based on the American Society of Civil Engineers' (ASCE) published protocol for building inspections (ANSI).
- [Amendment Process to Remove Discriminatory Covenants](#). To advance racial equity, CAI supports the removal of antiquated and unenforceable discriminatory restrictions contained in covenants without a vote of the owners. CAI advocates for the adoption of state legislation providing a process that allows the removal of restrictions deemed to be discriminatory under the federal Fair Housing Act and/or state anti-discrimination laws. In 2021, 16 states introduced this legislation, with five states passing procedures for community association boards to remove discriminatory covenants.

Before considering legislation to address concerns from your constituents, please look to CAI as a resource to provide solutions. We have legislative action committees as well as chapters with homeowners, board members, community managers, attorneys, and other experts who can help your office navigate issues related to community associations in your state. [Find your local resources here](#).

If you or your staff have any questions, would like to visit a homeowners association or condominium community in your state, or need additional resources, please don't hesitate to reach out to my team at government@caionline.org or by phone at (888) 224-4321.

Sincerely,



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P.S.: Stay informed of trending community association issues and legislative updates by following us on [Twitter](#) at @CAIadvocacy.