



## 2019 COMMUNITY ASSOCIATIONS INSTITUTE STATE ADVOCACY ISSUES

More than 70 million people live in America's community associations (homeowner associations, condominiums, and housing cooperatives). Learn about CAI's advocacy issues:

- **Warranties for New Construction:** CAI advocates for legislation and regulations strengthening protections for purchasers of new construction with laws that adequately balance the rights and responsibilities of community associations, their governing boards, homeowners, builders, and construction affiliates.
- **Dispute Resolution for Residents:** CAI advocates for communities to adopt policies that offer resolutions for disputes between individual homeowners and the association.
- **Priority Lien for Collecting Delinquent Assessments:** CAI advocates, at a minimum, for states to adopt the 2014 revised version of the Uniform Common Interest Ownership Act (UCIOA). Priority lien statutes serve to effectively preserve property values and balance the interests of homeowners in community associations and lenders, and they are the reasonable solution to abandoned property, community blight, and zombie foreclosures.
- **Community Values:** CAI advocates for legislatures and regulatory agencies to acknowledge the right of self-determination by owners who elect volunteers and have a vested interest in their communities. Communities should have the power to decide policies on issues such as vacation rentals, solar panels, electric vehicle charging stations, landscaping requirements, and more.
- **Regulation of Community Managers:** CAI advocates for industry-developed professional certifications or designation programs for community managers so they can self-regulate. If regulation is bound, CAI supports a regulatory system that incorporates protections for homeowners, mandatory education, and testing on fundamental community association management knowledge, standards of conduct, and appropriate insurance requirements.
- **Reserve Requirements:** CAI advocates for developers to transition communities with a current reserve study, budget that includes both operations and reserves and initial funding of reserves for future maintenance, repair/replacement of facilities/equipment. CAI advocates for laws that allow governing boards to determine the appropriate reserve level and method for funding long-term maintenance, repair/replacement of facilities/equipment and related disclosure.
- **HOA or Uniform Acts:** CAI advocates for the adoption of Uniform Common Interest Ownership Act (UCIOA). In those states where it is not possible to adopt the act in its entirety, CAI supports and recommends consideration of appropriate portions of this act.



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