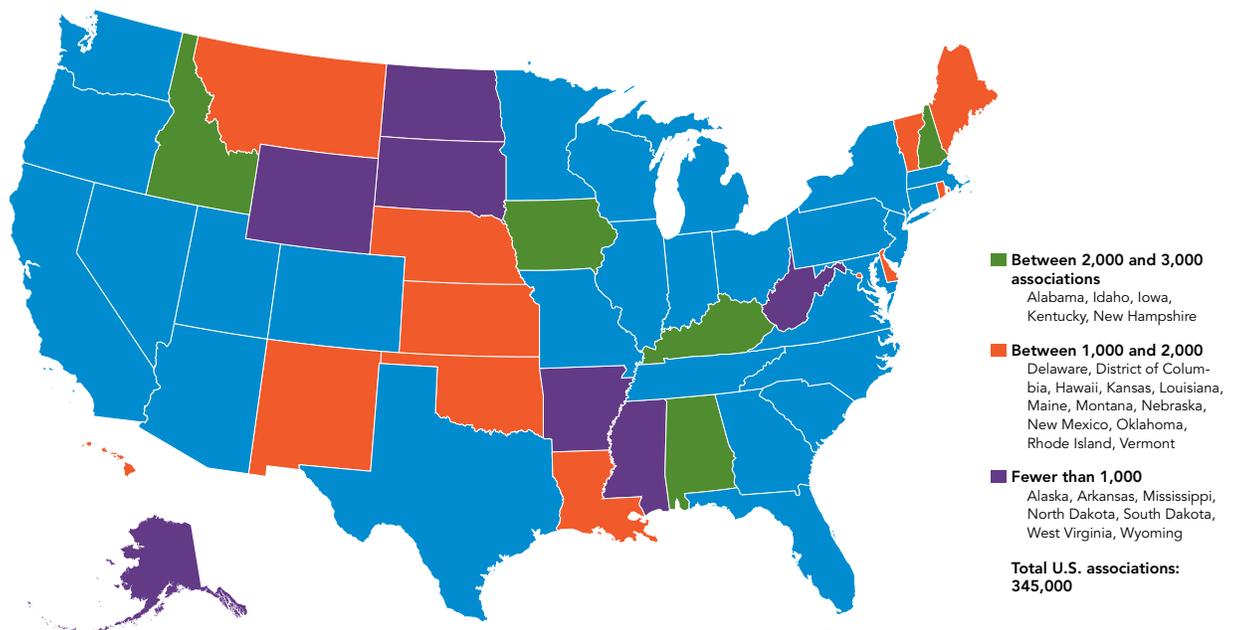


key

STATE
ADVOCACY

issues

For the 69 million people living in America's community associations (homeowner associations, condominiums, and housing cooperatives).



GROWTH IN THE NUMBER OF U.S. COMMUNITY ASSOCIATIONS

Year	Community Associations	Housing Units	Residents (in millions)
1970	10,000	700,000	2.1
1980	36,000	3.6 million	9.6
1990	130,000	11.6 million	29.6
2000	222,500	17.8 million	45.2
2010	309,600	24.8 million	62.0
2017	345,000	26.6 million	70.0

SOME KEY STATE ISSUES IMPACTING COMMUNITY ASSOCIATIONS

Community Associations Institute (CAI) is the world's largest resource of industry best practices, public policy, education materials, and model language on topics related to community associations. For information to assist elected officials and state and local government offices, visit www.caionline.org/advocacy or call (888) 224-4321 to speak to a member of CAI's government affairs team.

1. **Self-Governance.** CAI supports legislation that does not interfere with community associations' right to self-govern.
2. **Uniform Acts.** CAI supports the adoption of the one or more of the Uniform Community Association Acts by all states.
3. **Alternative Dispute Resolution.** CAI advocates that communities adopt policy resolutions to offer ADR for housing-related disputes between individual unit owners as well as between owners and the association.
4. **Building Warranties.** CAI supports legislation that balances the rights and responsibilities of community associations, their governing boards, homeowners, builders, and construction affiliates. CAI supports legislation that recognizes that construction defects often take years to be revealed and recommends providing reasonable time after discovery for a community to investigate defects and resolve disputes with the builder.
5. **Community Manager Licensing.** CAI encourages the self-regulation of the community management profession through professional certification and designation programs developed by industry professionals.
6. **Disclosure Before Sale.** CAI believes that consumers must receive full disclosure of association matters prior to purchasing a home in a community association. Recognizing that expenses will be incurred in the preparation and production of association documents, CAI also supports the right of the preparer of such documents to charge reasonable fees for these documents and transactions.
7. **Displaying the American Flag.** CAI supports The Freedom to Display the American Flag Act of 2005. Community associations may not prevent or place unreasonable restrictions on displaying the U.S. flag on their exclusive-use property.
8. **Environmental Issues.** CAI supports policies that recognize and respect the governance and contractual obligations of community association residents as the best mechanism to enact sustainable and environmental policies.
9. **Lien Priority for Delinquent Assessments.** CAI supports a fair and equitable foreclosure process that: provides timely notice and opportunity to cure any default prior to foreclosure; promotes reasonable expenses and costs of the foreclosure process; and provides notice to all other lien holders. CAI supports legislation that offers associations an assessment lien priority equal to the amount of assessments that are due.
10. **Short-term Rentals.** The nature of short-term rentals is not harmonious with the community association housing model. Associations encourage a sense of community stewardship; however, short-term visitors may not be invested in the overall good of the community. CAI supports short-term rental regulation that is consistent with an association's governing documents.



our residents, your constituents

Community Associations Institute (CAI) is the leading expert in association governance.

This checklist can assist in resolving constituent concerns related to community associations:

- Go to www.caionline.org/legislatorcorner
- Review the community association housing model.
- Review related community association laws in your state.
- Contact your local CAI chapter or CAI national.
- Encourage the constituent to contact their association's board of directors.
- Refer the constituent to CAI for professional resources.

For additional resources, visit CAI's Legislator and Staff Corner at www.caionline.org/legislatorcorner or call (888) 224-4321 for more information.

CAI provides education and resources that benefit not just one, but all community members.





U.S. COMMUNITY ASSOCIATIONS BY THE NUMBERS

345,000

Community associations in the U.S.

70 million

Residents and professional who live and work in community associations

85%

Residents who rate their living experience as positive (63%) or neutral (22%)

23%

U.S. population living in community associations

2040

The year community associations become the majority form of housing

2.4 million

Volunteers who serve on homeowners or condominium association boards or committees



COMMUNITY ASSOCIATIONS AND U.S. ECONOMIC IMPACT

5.88 trillion

Estimated value of real estate in community associations

\$90 billion

Assessments collected by homeowners associations to pay for municipal-like services, including insurance, community beautification, infrastructure maintenance, trash pickup and recycling, capital improvements, and more

5-6%

Higher property value of homes in community associations compared to homes not in a community association

85%

Percentage of community association management professionals surveyed, view their career prospects as good or very good.



COMMUNITY ASSOCIATIONS AND U.S. EMPLOYMENT

7,000–8,000

Community association management companies

50,000–55,000

Professional community association managers

95,000–100,000

Individuals employed by management companies

\$43,725–\$107,795

The average salary range of a community manager, from an assistant manager to a large-scale community association manager (1,000 homes or more). These salaries are higher than the national average salary of other U.S. workers.

WHY COMMUNITY ASSOCIATIONS WORK

Successful community associations that are governed by effective volunteer boards has led consumers and municipalities to place a higher value on the community association model of housing. Consumers and local governments value community associations because:

- 1. Homeowner management.** Homeowners and residents make decisions that affect their neighborhoods and determine community rules.
- 2. Privatizing public functions.** Associations are created with the stipulation from the local government that they will assume many services that traditionally belong to municipalities—road maintenance, utilities, trash pickup, and storm water management among others—which allows the approval of the development without increasing taxes to pay for additional infrastructure.
- 3. Sharing the cost of community resources.** Residents have affordable access to many resources today's consumers desire in their neighborhoods.
- 4. Expanding affordable homeownership.** Condominiums have served as an affordable gateway to homeownership since the 1960s.
- 5. Minimizing social costs and fostering market efficiencies.** Associations promote shared responsibility through contractual membership, collective management, mandatory covenants, and agreements between the association and homeowners.

COMMUNITY ASSOCIATIONS BY THE NUMBERS (2016)

\$5.88 trillion

Estimated value of real estate in community associations

\$90 billion

Value of assessments paid by community association residents to support their communities

70 million

Number of community association residents nationwide

80 million

Number of volunteer hours association leaders devoted to serving their communities

345,000

Number of community associations in the United States

About Community Associations Institute

Since 1973, Community Associations Institute (CAI) has been the leading provider of resources and information for homeowners, volunteer board leaders, professional managers, and business professionals in 345,000 homeowners associations, condominiums, and co-ops in the United States and millions of communities worldwide. With nearly 40,000 members, CAI works in partnership with 36 legislative action committees and 63 affiliated chapters within the U.S., Canada, United Arab Emirates, and South Africa, as well as with housing leaders in several other countries including Australia, Spain, Saudi Arabia, and the United Kingdom.

A global nonprofit 501(c)(6) organization, CAI is the foremost authority in community association management, governance, education, and advocacy. Our mission is to inspire professionalism, effective leadership, and responsible citizenship—ideals reflected in community associations that are preferred places to call home.

Visit us at www.caionline.org and follow us on Twitter and Facebook @caisocial.



(888) 224-4321
www.caionline.org

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