

Community Associations & COVID-19

FAQ



GUESTS AND YOUR COMMUNITY FREQUENTLY ASKED QUESTIONS

Can community associations legally prohibit guests from entering the community during this time?

I am recommending that my clients prohibit all nonessential guests from entering their communities at this time to minimize their residents' exposure to COVID-19. Caretakers and immediate family members of residents would be excluded from that prohibition.

What restrictions have HOAs placed on short-term rentals because of the pandemic?

As homeowners association residents voice growing concerns about people coming from unknown places into their communities during the COVID-19 pandemic, boards are taking direction from states and localities to temporarily ban short-term rentals to slow the spread of the disease.

"Many associations which do not already ban leases of less than a month are imposing temporary outright bans on short-term rentals," for the health and safety of residents, says Marshal Granor, managing partner at Granor & Granor in Horsham, Pa., and a fellow in CAI's College of Community Association Lawyers (CCAL).

Some states have imposed short-term rental bans to combat this crisis. In Florida, where short-term rentals are extremely popular, restrictions are now in place at hotels, resorts, or other lodging to stop the spread COVID-19. According to Florida Gov. Ron DeSantis, there are no check-ins for short-term rentals for the next two weeks. People already in Florida can stay until end of their rental period.

"There are many localities, cities, and counties implementing emergency temporary orders banning short-term rentals. Community association boards should check with their local municipality to see if a ban is in place," says Dawn Bauman, CAE, senior vice president of government and public affairs at CAI. "It may be easier for an association to rely on a government-ordered ban on short-term rentals as opposed to creating their own."

As homeowners association residents voice growing concerns about people coming from unknown places into their communities during the COVID-19 pandemic, boards are taking direction from states and localities to temporarily ban short-term rentals to slow the spread of the disease.

"Many associations which do not already ban leases of less than a month are imposing temporary outright bans on short-term rentals," for the health and safety of residents, says Marshal Granor, managing partner at Granor & Granor in Horsham, Pa., and a fellow in CAI's College of Community Association Lawyers (CCAL).

Some states have imposed short-term rental bans to combat this crisis. In Florida, where short-term rentals are extremely popular, restrictions are now in place at hotels, resorts, or other lodging to stop the spread COVID-19. According to Florida Gov. Ron DeSantis, there are no check-ins for short-term rentals for the next two weeks. People already in Florida can stay until end of their rental period.

“There are many localities, cities, and counties implementing emergency temporary orders banning short-term rentals. Community association boards should check with their local municipality to see if a ban is in place,” says Dawn Bauman, CAE, senior vice president of government and public affairs at CAI. “It may be easier for an association to rely on a government-ordered ban on short-term rentals as opposed to creating their own.”

Industry Experts on COVID-19 Guests and Your Community FAQs:

- Dawn Bauman, CAE, Community Associations Institute, Falls Church, Virginia
- Donna DiMaggio Berger, Esq., CCAL, Becker, Fort Lauderdale, Florida
- Marshal Granor, Esq., CCAL, Granor & Granor, Horsham, Pennsylvania

RESOURCES

Now is a good time to remind community association residents, board leaders, and managers of their [Rights & Responsibilities for Better Communities](#) and the [Community Association Civility Pledge](#).

View the latest COVID-19 resources and guidance from CAI by visiting www.caionline.org/coronavirus

This information is subject to change. It is published with the understanding that CAI is not engaged in rendering legal, accounting, medical, or other professional services. If legal advice or other expert assistance is required, the services of a competent professional should be sought.