



2025 CAI West Virginia Legislative Session Report

CAI spent West Virginia's 2025 legislative session advocating on behalf of the [approximately 73,000 West Virginians living in 30,400 homes in nearly 1,000 community associations](#) across the Mountain State. West Virginia's 2025 session began on February 12 and adjourned on April 12. The legislative session will carry over into 2026.

CAI Headquarters hosted an inaugural CAI West Virginia Advocacy Day, which took place in Charleston on April 8. During this event, nearly a dozen CAI staff and advocates from across West Virginia convened at the state capitol in Charleston to build relationships with lawmakers and their staff and spread the word about CAI and our resources. This successful event was part of CAI's work to bring national and global best practices to the state of West Virginia through education, networking and advocacy work.

Though the session was short, the legislature introduced 2,460 bills introduced during this year's session. CAI tracked over 30 bills that either directly or indirectly impacted community associations. Below is a brief overview:

[HB 2451](#) – HOME-BASED BUSINESSES

CAI **supports** this legislation, which allows community associations throughout West Virginia to continue to self-regulate home-based businesses. CAI supports a community association's regulation of a home-based business based upon the current or potential impact of that business on the quality of life for residents in the community, the reasonable expectations of those who purchase homes in communities limited to residential uses, and whether the non-residential or business use of the residence constitutes a nuisance in accordance with the community's governing documents.

This legislation aligns with CAI's [public policy](#) on Home-Based Businesses in Community Associations. CAI supports the use of a residence for business so long as it does not cause any adverse impact on the community or its residents and encourages associations to adopt reasonable rules and regulations that allow for the operation of businesses within a home without creating a nuisance or interfering with others' quiet enjoyment of their homes. CAI submitted letters in support of this bill ahead of committee meetings in the House Economic Development Committee and the Senate Judiciary Committee.

Status: Passed both chambers. Further movement possible in 2026.



SB 38 - REMOVAL OF DISCRIMINATORY RESTRICTIVE COVENANTS

CAI **supports** this legislation, which establishes a simplified process by which a governing board of a community association may remove antiquated and unenforceable discriminatory restrictions contained in covenants without a vote of the owners. This legislation aligns with CAI's [public policy](#). CAI supports a process by which a governing board of a community association may remove antiquated and unenforceable discriminatory restrictions contained in covenants without a vote of the owners and advocates the adoption of state legislation that provides for a process to allow for the removal of restrictions deemed to be discriminatory under the federal Fair Housing Act and/or state anti-discrimination laws.

Status: In Senate Judiciary Committee. Further movement possible in 2026.

SB 805 – CHICKENS AND GARDENING

CAI **opposed** this bill as originally drafted, as it would have allowed all homeowners in West Virginia to plant a personal garden and own up to four (4) chickens. CAI wrote to the Senate Agriculture Committee ahead of a hearing on this legislation to ask for amendments to allow associations to make their own localized decisions regarding chickens. CAI **successfully amended** this legislation to preserve an association's right to regulate residential chicken ownership. CAI retains a neutral position on the bill as amended.

Status: In Senate Government Organization Committee. Further movement possible in 2026.

HB 2434 - SQUATTERS

CAI is **monitoring** this legislation, which would modify existing laws on squatting and introduce new measures to address unauthorized occupancy of real estate in West Virginia. It would allow property owners to request law enforcement to immediately remove individuals unlawfully occupying residential or commercial properties if specific conditions are met. The bill also would establish civil remedies for wrongful removal and introduce misdemeanor and felony offenses for unlawful occupancy, intentional property damage, and fraudulent property transactions, with specified penalties for each offense.

Status: Passed both chambers. Further movement possible in 2026.



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CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 47,000 of them in [64 chapters worldwide](#).

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Track WV Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in West Virginia. To support their efforts, visit caionline.org/lacdonate and select "Issues Advancement Fund."

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI WV Contact Information:

For more information, contact CAI's Headquarters Office at government@caionline.org