

Federal Legislative & Regulatory Priorities for 2025

Overview

Community Associations Institute (CAI)'s federal government affairs efforts are a member driven, targeted advocacy program dedicated to improving federal policy outcomes for the community association housing model through leadership by the federal legislative action committee and lobby team, engagement with CAI members, community association experts, and policymakers.

Priorities

Tax Reform for Community Associations



- CAI supports tax reforms to alleviate financial burdens on community associations and homeowners.
- Homeowner Assessment Tax Deduction

Condominium Safety and Building Resilience



- Grants and Low-Interest Loans
- Resilience and Sustainability Program

Corporate Transparency Act (CTA) Exemption for Community Associations



- Working with Congress to Repeal the CTA for Community Association
- Engaging the Department of Treasury

Preserving Self-Governance of Community Associations



- Safeguarding Self-Governance
- Protecting State Authority

FEMA Disaster Relief for Community Associations



- Ensuring community associations are eligible for FEMA disaster relief programs.
- Access to funding for debris removal and infrastructure repair after natural disasters
 - Providing equitable support for all residents.

Affordable Housing and Opportunity Zone Development



- Expanding the use of Opportunity Zones.
- Supporting federal programs that provide incentives for mixed-income developments and ensure affordability for first-time homebuyers and low-income families.

Housing Finance and Lending Requirements



- Working with Fannie Mae and Freddie Mac to adjust lender requirements,
- Advocating for reforms to FHA lender requirements to expand access to affordable mortgage financing

Advocacy and Industry Awareness



- Advocate Engagement
- State Legislative Action Committees
- Advocacy Summit 2025

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