

# 2026 WYOMING

## Legislative Session Report



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Community Associations Institute (CAI) spent the 2026 legislative session advocating on behalf of the approximately [52,000 Wyomingites in 22,000 homes in more than 1,000 community associations](#).

### **Legislative Overview**

The Wyoming Legislature convened for the 2026 session on February 9. As 2026 is an even-numbered year, the legislature had a shorter session focusing primarily on passing the state's biennial budget. In this type of budget session, a two-thirds vote is required for non-budget bills to even be introduced in either chamber. All unpassed bills, including carryovers from 2025, died at the conclusion of the 2026 session. The Wyoming legislature adjourned March 11, making it one of the shortest legislative calendars in the country, lasting just 21 legislative days.

Wyoming lawmakers introduced 335 bills in 2026, and CAI monitored 15 bills with the potential to directly or indirectly impact community associations. Below is a brief overview:

#### **HB 189 – Political Sign Display**

CAI **opposed** this legislation, consistent with past advocacy efforts. The bill would have limited an associations' ability to regulate the display of political campaign signs. [CAI's Political and Non-Commercial Signs Policy](#) supports an association's right in developing reasonable rules and regulations concerning political displays or signs while also preserving a homeowner's freedom of political expression.

**Status: Successfully Failed**

#### **SF 31 – Uniform Mortgage Act Modification**

CAI **monitored** this legislation which effectively establishes rules for modifying mortgages – including changes to interest rates, payment schedules and financial covenants. For

community associations, the language provides a clear definition of mortgages and explicitly excludes association liens from the mortgage definition.

**Status: Signed into law February 27; Effective July 1, 2026**

### **[HB 118 – Residential Property Tax Replacement](#)**

CAI **monitored** this legislation which would have set the taxable value of residential real estate to zero percent, effectively eliminating property taxes on such properties. The proposed language included single-family homes or an individual condominium unit under the definition of “residential real property.” An additional sales and use tax would have been implemented under this legislation to offset the cost of implementation and to reimburse local governments for lost property tax revenue.

**Status: Failed**

CAI advocacy supports legislation that aligns with CAI’s public policy positions and opposes legislation that does not. If CAI believes it may need to consider or adopt any legislative or regulatory position that would conflict with these official positions, it must submit a request for a deviation to be considered by CAI’s Government & Public Affairs Committee and/or Board of Trustees.

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**Review CAI’s Public Policy Positions**



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