



CAI Indiana Legislative Action Committee 2026 Legislative Session Overview

2026 Priority Legislation: HB 1152 and HB 1115

IN LAC opposed HB 1152, which overrides the rules established by individual communities and strips community association boards of the authority they need to properly fund insurance, operations, reserves, repairs, and safety.

The legislation was revised several times throughout the legislative process and CAI launched targeted grassroots advocacy campaigns along the way, urging advocates to contact legislators to oppose the bill. *Despite numerous messages from CAI advocates outlining serious concerns with HB 1152, lawmakers continued to introduce costly amendments that would impose operational burdens on Indiana’s community associations and the homeowners they serve.*

An amendment by Senator Freeman without stakeholder input significantly restricted management companies’ ability to charge fees for services, effectively prohibiting homeowners associations, their agents, and management companies from charging any homeowner fee unless it is expressly listed in the association’s recorded governing documents. To further increase the likelihood his harmful amendment would become law, Senator Freeman also added identical amendment language to HB1115, another HOA-related bill.

As a direct result of CAI outreach, Senator Liz Brown agreed to put forth an amendment to HB 1152 to restore the ability for associations to charge a \$50 fee when preparing a statement of unpaid assessments for a resale or refinance. *Though it would have reinstated authority for associations to collect other service fees, this amendment was never introduced and IN LAC shifted its efforts to creating inconsistencies between HB 1115 and 1152.*

Such conflicting language in statute would render the amendment language invalid and unenforceable.

HB 1115 was authored by Representative Julie Olthoff, who proved to be a strong leader and collaborator throughout the legislative session. Upon learning of Senator Freeman’s harmful amendment, Representative Olthoff admitted that the legislation no longer served the purpose she originally intended and would cause harm in its current iteration. Thus, she agreed to dissent against her own bill, recommending that her fellow legislators not allow it to become law.

Status of Legislation

As a result of IN LAC’s dedicated advocacy, the language of this legislation was improved in order to mitigate the damage from Senator Freeman’s amendments before it was ultimately approved by the legislature. Various stakeholders, including IN LAC, were able to provide feedback on proposed changes during the final hours of the 2026 legislative session. This ensured that the final legislation was more acceptable for our industry and wouldn’t cause harm to those living and working in community associations across the state.

CAI is grateful to those legislators who gave those experts representing the community association industry a seat at the table.

Grassroots Advocacy Overview

Throughout the 2026 Indiana legislative session, CAI launched multiple grassroots advocacy campaigns which mobilized advocates to contact their elected officials and urge action on legislation progressing through the state legislature. Below is a summary of these efforts:



5 Campaigns
Launched



829 Hoosiers
Responded to Calls
to Action



261 Hoosiers Responded
to Calls to Action for the
First Time Ever
(31% of all participants
across all 5 campaigns)



1940+ Messages
Sent to Indiana
State Legislators by
CAI Advocates