

HELP PROTECT YOUR COMMUNITY!



PENNSYLVANIA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

5 REASONS WHY YOU SHOULD CONTRIBUTE

What is the Pennsylvania Legislative Action Committee?

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

WHY WE NEED YOUR HELP

During legislative sessions in Pennsylvania, there are always pieces of legislation introduced that impact Pennsylvania community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at www.advocacy.caionline.org or mail back your Dollar-a-Door or More donations form.

Additional information can be found on the Legislative Action Committee's website, <https://caikeystone.org/advocacy/legislative-action-committees/pennsylvania-legislative-action-committee/>



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- 1 Gives you a voice.** The volunteer committee represents [the approximately 1,358,000 Pennsylvanians living in 549,900 homes in more than 7,050 community associations](#) across the Commonwealth of Pennsylvania. Your donation saves you and your community association money by protecting Missouri's homeowner and condominium associations from burdensome legislation.
- 2 Keeps you informed and involved.** The Pennsylvania Legislative Action Committee (PA LAC) organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.
- 3 Tracks legislation that could impact community associations.** The PA LAC actively advocated on more than a dozen critical bills during this two-year session in addition to making corrections and amendments to other issues from past legislative sessions >> www.caionline.org/LegislativeTracking
- 4 Strengthens key relationships with lawmakers.** By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.
- 5 Advocacy Successes.** The PA LAC actively advocated in more than a dozen bills impacting community associations. Below is a brief overview of the legislative highlights from the 2024 Pennsylvania Legislative Season:

HB 1716—Registration of Community Associations— This bill addressed a challenge posed by legislation from the previous year that eliminated the option for associations to register as unincorporated, affecting numerous Pennsylvania community associations that traditionally chose this registration method

Status: Enacted

HB 2240—Data Transparency—Condos— This legislation would have amended the Municipalities Planning Code to require County Planning Commissions to include CIOC data in their currently required annual report. Under this legislation, counties would be required to collect, maintain, and make available upon request information identifying condominium associations, cooperative housing developments, and planned communities located within its boundaries. The legislation was first introduced ten years ago and until recently had never had a hearing or a vote in either chamber of the legislature, primarily due to opposition from county governments. To mitigate the minimal impact on county governments, CAI has, over the years, offered amendments to the original bill. This year, the bill finally had a chance to be heard and was voted out of the House Local Government Committee.

Status: Reported from Committee. Laid on the table in full House.

HB 2149 – Ensuring HOA Transparency—This bill purports to protect the rights of homeowners and increase transparency, due to the unnecessary but places onerous burdens on association boards and homeowners. Current law already mandates transparency measures, rendering this bill superfluous. CAI has concerns with various provisions of this legislation including the mandate that would permit unit owners to record meetings, requirements to disclose legal opinions that would violate the attorney-client privilege, and requirements to make collections and enforcement records available which may conflict with the Fair Debt Collection Practices Act.

Status: DIED

Dollar-a-Door or More! YOUR DONATION MAKES A DIFFERENCE



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WAYS TO PLEDGE

>> Community Pledge

of doors

X \$1 or more

\$

>> Flat Rate Pledge

\$100

\$250

\$500

\$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return this Dollar-a-Door or More donations form. Most community association boards can legally allocate money to support the Pennsylvania Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

METHOD OF DONATION

- ONLINE**— www.caionline.org/LACDonate
- CHECK**— make payable to: **Pennsylvania Legislative Action Committee**

Association Name: _____

Management Company: _____

Community Manager: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Does your association agree to be recognized for its contribution by CAI? Yes / No

*The Pennsylvania Legislative Action Committee is **NOT** a Political Action Committee (PAC) and **does not** give money to legislators or legislative candidates.

Please return this completed form to the address below:

CAI Headquarters

c/o Community Associations Institute

6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042
(888) 224-4321

**Thank you for your
support!**



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