

2024 Oklahoma Legislative Session Report



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CAI's members, partners, and staff actively advocated on behalf of the [approximately 162,000 Oklahomans living in 65,000 homes in nearly 2,000 community associations across the Sooner State](#) during the 2024 state legislative session. Oklahoma's legislative session began on February 5 and adjourned on May 31, 2024. Below is a brief overview from the 2024 Oklahoma State Legislature:

HB 3255 Property; owners association; document retention policy; license requirement for management of owners association; effective date.

This bill was the focus of CAI's advocacy efforts in Oklahoma. The bill would accomplish two things as introduced- it would codify common-sense document retention policies, and would require community association managers to register as real estate licensees. The bill was amended twice- first by the House to create a list of scenarios where a manager might be exempt from the licensure requirement, and then by the Senate to remove the licensure requirement altogether. Both sets of amendments were the result of CAI members and staff negotiating directly with stakeholders and legislators throughout the legislative process.

CAI was **opposed** to this bill due to the requirement that established community association managers not only seek a license, but learn a skillset not related to their career in order to remain in the profession. What's more, the licensure requirement would impose a new, unnecessary burden on those seeking to enter the community association manager profession. CAI negotiated with stakeholders and legislators in good faith to see the licensure requirement removed from the bill.

A call to action was sent out to advocates when the bill was brought to the full House, and saw 8 messages sent to legislators. CAI's grassroots system was additionally able to successfully build an ad hoc group of industry leaders either based in Oklahoma or who have interests in Oklahoma, and speak as a united voice to lawmakers and stakeholders. Groups such as these are vital to CAI's advocacy efforts, and it was thanks to their support that we were able to be heard in Oklahoma City.

Status: Successfully DIED in Senate Committee.

HB 3318/SB 1763 Service agreements; enacting the Prohibition of Unfair Service Agreements Act. Effective date.

Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

This bill would define unfair service agreements and prohibit certain practices. A service agreement is deemed unfair under this bill if it is not to be performed within 1 year, automatically renews after 1 year, purports to run with the land, allows assignment of the right to provide service, or purports to create a lien or encumbrance. County clerks are to not record any unfair service agreements as defined in the bill. Notably, this bill contains language specifically exempting community associations from the scope of the bill, as well as regulated utility providers.

Status: PASSED. Effective November 1, 2024.

SB 1919 Property; requiring owners associations to provide and maintain records. Effective date.

This bill would enable buyers to back out of a purchase with no penalties besides the earnest money deposit and other initial fees if they do not like the rules in the governing documents provided to them during the buying process. Additionally, the bill sets specific requirements for which records an association must maintain, sets a specific timeframe for responding to records requests, and sets a fee cap of \$250 for records requests from prospective buyers.

Status: DIED in Committee.

SB 1617 Municipal land; creating process to amend discriminatory restrictive covenants; declaring certain discriminatory restrictive covenants null and void. Effective date.

This bill allows municipalities to notify property owners of discriminatory restrictive covenants, and remove discriminatory restrictive covenants from plats previously filed with the county clerk via an expedited process.

[CAI's Amendment Process for the Removal of Discriminatory Restrictive Covenants Public Policy](#)

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. CAI 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. While SB 1617 only applies to individual plats, it is seen as a solid base for future legislative action to create an expedited removal process for discriminatory restrictive covenants from community association governing documents.

Status: PASSED. Effective November 1, 2024.

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