



## 2025 Montana Legislative Session Report

CAI members, partners, and staff actively advocated on behalf of the [151,000 Montanans living in 62,900 homes in nearly 3,000 community associations across the state](#) during the state's 2025 legislative session. Montana's 2025 legislative session began on January 6 and adjourned on April 30. Below is a brief overview of highlights from the 2025 Montana State Legislature:

### **[SB 400 Provide for property owners to vote to add, remove, amend easements and covenants](#)**

CAI **opposed** SB 400, which would have required associations to adhere to a 30-day notice requirement for all non-emergency items and requires that notices be sent via certified mail. The bill also would have required all owners in good standing to be given an opportunity to vote on board appointments and easements and view results.

CAI submitted with written testimony in opposition to this bill, emphasizing its unnecessary interference with community association governance procedures. The bill would not have given associations the flexibility to determine their own meeting procedures when voting on amendments, preventing associations from adhering to their own established rules.

CAI launched a call-to-action email campaign, urging advocates to email the Senate Local Government Committee to oppose the bill. In total, 4 individuals sent 44 messages to the Committee members. A second email campaign directed at the House Local Government Committee was launched and 1 advocate sent a total of 17 messages to the Committee members.

**Status: Successfully DIED in House Committee.**

### **[SB 431 Revise laws regarding residential covenants](#)**

CAI **opposed** this bill, which would have prohibited the imposition of new covenants or amendments that impose stricter conditions on owners than those that existed when they acquired their property, unless the owner consents in writing. Exemptions from owners would have been required to be recorded with the county clerk.

CAI opposed the bill's proactive restrictions on the authority of associations regarding what covenants can and cannot be implemented.

**Status: Successfully DIED in Committee.**

### **[HB 761 Revise laws regarding residential covenants](#)**

CAI **opposed** this bill, which would have prohibited the imposition of new covenants or amendments that impose stricter conditions on owners than those that existed when they acquired their property, unless the owner consents in writing. Exemptions from owners must be recorded with the county clerk.

with written testimony when it was heard, as it proactively restricts the authority of associations regarding what covenants can and cannot be implemented.

**Status: Successfully DIED in Committee.**

#### [HJ 50 Interim study of uniform common interest ownership laws](#)

CAI **supported** this resolution, which would have required [who?] to gather stakeholders from across sectors to review the current state of Montana community association law and determine if implementing the language of the Uniform Common Interest Ownership Act (which CAI promotes) is appropriate for Montana. Recommendations must be completed by September 15, 2026.

CAI submitted written testimony in support of HJ 50 and a request that CAI be included in future discussions, as the study aligns with CAI's [Support for the Uniform Acts Public Policy](#). CAI supports and recommends consideration and adoption of one or more of the uniform community association acts by all states.

**Status: Successfully PASSED, awaiting Governor's signature. Effective immediately upon signing.**

#### [HJ 55 Study resolution on property management licensing and practice](#)

CAI **monitored** this resolution that sought to establish a study that would gather stakeholders from across sectors to review the current state of Montana's licensing program for rental property managers and determine if legislative changes are needed to align state law with current trends.

Recommendations must be completed by September 15, 2026. CAI monitored the resolution due to its potential to lead to legislation that would run counter to CAI's [Manager Licensing and Model Legislation Public Policy](#).

**Status: PASSED, awaiting Governor's signature. Effective immediately upon signing.**

#### [HB 147 Revise laws related to covenants to provide definition of enforcement action](#)

CAI **opposed** this bill which invalidates a community association's right to enforce a covenant if enforcement action hasn't been taken during the past two years when a dispute over enforcement is brought to court.

CAI submitted written testimony to oppose this bill, as community associations depend on having the authority to enforce covenants developed and agreed to by homeowners in order to maintain property values and a certain standard of living. What's more, the process for reinstituting covenants forced to expire by HB 147 creates a financial and administrative burden on volunteer association governing boards, as governing documents would need to be amended and refiled with the assistance of legal counsel. These costs could be passed on to homeowners who do not have anything to do with the dispute, as associations would need to implement special assessments to cover any funding gaps caused by unbudgeted legal fees.

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

A call-to-action email campaign, urging advocates to email the Senate Local Government Committee to oppose the bill saw 9 messages sent to the Committee by 1 advocate.

**Status: Unsuccessfully PASSED, awaiting Governor's signature. Effective immediately upon signing.**

#### [HB 325 Revise covenant laws](#)

CAI **opposed** this bill, which allows the courts to rule that a covenant is expired if not actively enforced in the past 3 to 8 years based on the situation. CAI submitted written testimony in opposition to HB 325. While CAI agrees that it is important to have a baseline of expectations for the enforcement of covenants, this bill falls short. Community associations depend on having the authority to enforce covenants developed and agreed to by homeowners in order to maintain property values and a certain standard of living.

CAI launched a call-to-action email campaign, urging advocates to email the Senate Judiciary Committee to oppose the bill. Overall, 9 messages were sent to the Committee by 1 advocate.

**Status: Unsuccessfully PASSED, signed by Governor. Effective immediately.**

#### [HB 619 Establish the uniform common interest ownership act](#)

CAI **supported** this bill, which would have implemented a near mirror of CAI's recommended language from the 2021 version of the [Uniform Common Interest Ownership Act \(UCIOA\)](#). UCIOA's language was designed by the Uniform Law Commission to be easily adopted by any state that seeks to have a uniform foundation for the governance of community associations.

CAI submitted written testimony in support of HB 619, as it aligns with CAI's [Support for the Uniform Acts Public Policy](#). CAI supports and recommends consideration and adoption of one or more of the uniform community association acts by all states.

**Status: Unsuccessfully FAILED in Committee.**

### **NOT A CAI MEMBER? BECOME A MEMBER TODAY!**

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

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#### **Track MT Legislation**

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation

#### **Support and Donate Today**

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Montana. To

#### **Help Shape Future Legislation**

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