

Help Support Your Community

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**CONNECTICUT
LEGISLATIVE ACTION COMMITTEE**
Community Associations Institute

Formed in 1992, CAI's Connecticut Legislative Action Committee (CT LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners which provides perspective on how proposed legislation could impact the 452,000 people who live in 190,000 homes in more than 5,150 community associations across the Nutmeg state. The LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps ensure that community associations remain preferred places to live and work.

2026 Priority Legislation



HB 5433 - An Act Concerning Limitations on the Provision of Gifts to the Executive Board Members of the Association of a Common Interest Community

CT LAC **opposed** this legislation, which sought to prohibit executive board members and candidates for the board in common interest community associations from accepting gifts exceeding \$50 annually that could influence their decision-making. This legislation also would have barred managing agents, association management service providers, and contracting service providers from campaigning for board candidates. The proposed imposition of strict restrictions on the acceptance

of gifts by executive board members by prohibiting items valued at more than \$50 from unit owners or vendors fails to account for the practical realities of community association operations. Under this legislation, even innocuous items like holiday cards, baked goods or modest gift baskets from neighbors or vendors could have become violations when exceeding the arbitrary cost threshold established. The legislation would have also created an additional obstacle to recruiting and retaining volunteer board members.

Status: Bill successfully died.



HB 5437 - An Act Concerning the Approval Process for Proposed Budgets and Special Assessments In Common Interest Communities and the Availability of a List of Names and Addresses of Unit Owners

CT LAC **opposed** this legislation, which would have required an affirmative vote of a majority of all unit owners in order to secure passage of the proposed budget or a proposed special assessment in a common interest community and altered the process that permits a unit owner to request and receive a list of names and addresses of the other unit owners.

Impacts of this legislation would have included deferred maintenance, escalating repair costs, and potential safety risks by eliminating the current provision that allows executive boards to levy special assessments without unit owner input, provided the total special assessments in a calendar year do not exceed 15% of the association's last adopted budget. This bill also introduced new requirements regarding the availability of unit owner contact information, compelling executive boards to provide a list of names and addresses to any requesting unit owner, disregarding serious privacy and security concerns.

Status: Bill successfully died



HB 5507 - An Act Promoting the Development of Accessory Dwelling Units

CT LAC **opposed** this legislation as initially introduced, changing its position to **neutral** and continued to **monitor** the bill once it was **favorably amended** during the legislative process. Once successfully amended, the bill aligned with CAI's public policy on accessory dwelling units. CAI opposes legislation that prohibits community associations from adopting reasonable rules governing accessory dwelling units.

Status: Bill Died

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Connecticut's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: CT LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, CT LAC tracked more than 50 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, CT LAC can influence the outcome of legislation.

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Make A Difference: It's Easy to Help

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



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



Scan to Donate

Go to www.caionline.org/LACdonate and select "Connecticut" or fill out this form and once completed, return it to:

CAI Headquarters
c/o Community Associations Institute
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Connecticut Legislative Action Committee**

Most community association boards can legally allocate money to support the Connecticut Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

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

Option 1: Community Pledge

<input type="text"/>	X	\$ <input type="text"/>	=	\$ <input type="text"/>
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Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100 \$250 \$500 \$1,000 Other: _____