



Montana 2023 End of Legislative Session Report

CAI members and staff actively advocated on behalf of the approximately [148,000 Montanans living in 62,000 homes in more than 2,000 community associations across the Treasure State](#) during the 2023 state legislative session. Below is a brief overview from the 2023 Montana State Legislature:

SB 376 Revise covenant laws- This bill would have had multiple effects on community associations, had it passed. It would have curtailed the power of associations to regulate or prohibit both accessory dwelling units and home-based childcare businesses, and it would have sunset all covenants after a 5-year period. Covenants would have to go through an affirmation vote every 5 years under SB 376, during which time it would have also been possible for longstanding covenants necessary for the upkeep of common elements to either be voted down or killed, which would have had a detrimental impact on not just the quality of living in community associations, but also on the day-to-day operations of association boards.

While SB 376 did eventually make its way through the Senate, thanks to CAI's advocacy efforts, this bill was tabled by the House Judiciary Committee, stopping what was a bad piece of legislation in its tracks.

Status: Successfully FAILED in Committee.

SB 245 Revise municipal zoning to allow multifamily and mixed-use development- This bill allows municipalities with a population of over 5,000 to designate certain lots in commercial zones for mixed-use and multifamily development. Developments must be served by the municipal water/sewage services.

Status: PASSED, awaiting Governor's signature. Effective once signed.

SB 528 Revise zoning laws related to ADUs- This bill sets new size restrictions on accessory dwelling units on single-family lots, specifying that they cannot be larger than either 75% of the gross floor area of the existing single-family structure or 1,000 sq ft, whichever is smaller. It also specifies that municipalities can adopt more permissive regulations, and are able to regulate short-term rental units.



Status: PASSED, awaiting Governor’s signature. Effective January 1, 2024 once signed.

For more information on CAI’s activities and community association legislation in Montana, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/MT.aspx>.

Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from Montana community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Issues Advancement Fund” to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Montana Contact Information

- Contact CAI’s Government and Public Affairs Team at government@caionline.org
- To find the chapter nearest you, please call (888) 224-4321.