

Help Support Your Community

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INDIANA
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Formed in 2012, CAI's Indiana Legislative Action Committee (IN LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact the approximately 880,000 Hoosiers who live in 352,000 homes in more than 5,200 community associations. IN 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 us ensure that community associations remain preferred places to live and work.

TOP REASONS TO CONTRIBUTE

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

Stay Informed & Involved: IN 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, IN LAC tracked 24 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, IN LAC can influence the outcome of legislation.

2026 Priority Legislation: HB 1152 & HB 1115



HB 1152

IN LAC **opposed HB 1152**, which overrides the rules established by individual communities and strips community association boards of the authority they need to properly fund insurance, operations, reserves, repairs, and safety.

The legislation was revised several times throughout the legislative process and CAI launched targeted grassroots advocacy campaigns along the way, urging advocates to contact legislators to oppose the bill. **Despite numerous messages from CAI advocates outlining serious concerns with HB 1152, lawmakers continued to introduce costly amendments that would impose operational burdens on Indiana's community associations and the homeowners they serve.**



HB 1115

An amendment by Senator Freeman without stakeholder input significantly restricted management companies' ability to charge fees for services, effectively prohibiting homeowners associations, their agents, and management companies from charging any homeowner fee unless it is expressly listed in the association's recorded governing documents. To further increase the likelihood his harmful amendment would become law, Senator Freeman also added identical amendment language to HB1115, another HOA-related bill.

As a direct result of CAI outreach, Senator Liz Brown agreed to put forth an amendment to HB 1152 to restore the ability for associations to charge a \$50 fee when preparing a statement of unpaid assessments for a resale or refinance. Though it would have reinstated authority for associations to collect other service fees, this amendment was never introduced and IN LAC shifted its efforts to creating inconsistencies between HB 1115 and 1152. Such conflicting language in statute would render the amendment language invalid and unenforceable.

HB 1115 was authored by Representative Julie Olthoff, who proved to be a strong leader and collaborator throughout the legislative session. Upon learning of Senator Freeman's harmful amendment, Representative Olthoff admitted that the legislation no longer served the purpose she originally intended and would cause harm in its current iteration. Thus, she agreed to dissent against her own bill, recommending that her fellow legislators not allow it to become law.

Status: As a result of IN LAC's dedicated advocacy, the language of this legislation was improved in order to mitigate the damage from Senator Freeman's amendments before it was ultimately approved by the legislature. Various stakeholders, including IN LAC, were able to provide feedback on proposed changes during the final hours of the 2026 legislative session. This ensured that the final legislation was more acceptable for our industry and wouldn't cause harm to those living and working in community associations across the state.

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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 Indiana.



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



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

Indiana Legislative Action Committee
c/o Marci Beres
124 E. Northfield Drive Ste F. #181, Brownsburg, IN 46112
(317) 379-4462

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

Most community association boards can legally allocate money to support the Indiana 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

X

=

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: _____