

Help Support Your Community

Donate \$1/Door or More!



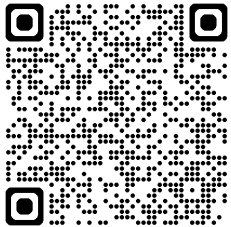
UTAH
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

The CAI Utah Legislative Action Committee (UT LAC) actively advocated on behalf of the approximately 644,000 Utahns living in 208,800 homes in more than 3,650 community associations across the Beehive State during the 2026 state legislative session. The State Legislative Session began on January 20 and adjourned on March 6, 2026. UT 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.

Key 2026 Legislative Successes - SB 196 and HB 406/SB 122

SB 196 Wrongful Lien Amendments



When first introduced, UT LAC opposed SB 196, as it contained a provision that would have prohibited associations from filing liens until they have registered with the Department of Commerce. In practice, this would lead to nonpaying owners not paying their fair share of assessments if there was an issue with filing state paperwork.

UT LAC was able to work with the bill's sponsor to ultimately amend the bill to remove this harmful provision and protect the finances of associations as well as all owners paying their fair share of assessments.

Status: Successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective May 6, 2026.

HB 406/SB 122 HOA Amendments

These two bills were introduced to amend current Utah statute which established the state's community association ombudsman office. UT LAC immediately began negotiations to further refine the bill to clarify the office's roles and responsibilities when handling disputes.

Unique provisions from HB 406 were added to SB 122, creating a final product that addresses not just the ombudsman office, but also clarifies specific rules around flags, and defines association property, storage of boats and other vehicles, and declarant turnover. Under SB 122, it is also clarified that the ombudsman office does not have an attorney-client relationship with individuals who engage the office, and specifies what materials must be published by the office on its website.

Status: SB 122 successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective May 6, 2026.

TOP REASONS TO CONTRIBUTE

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

Stay Informed & Involved: UT 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, UT LAC tracked 10 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, UT LAC can influence the outcome of legislation.

Help Support Your Community

Donate \$1/Door or More!

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 Utah.



UTAH
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

The Utah 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 "Utah" or fill out this form and once completed, return it to:

c/o Stacy Lasson
P.O. Box 17063 | Salt Lake City, UT 84124
(888) 224-4321

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

Most community association boards can legally allocate money to support the Utah 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: _____