

NEWLY UPDATED

CONDOMINIUM SAFETY PUBLIC POLICY REPORT

RESERVE STUDIES AND FUNDING, MAINTENANCE,
AND STRUCTURAL INTEGRITY

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Public Affairs Council

2023 LOBBYING STRATEGY
INNOVATION AWARD



community
ASSOCIATIONS INSTITUTE

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Dedicated to

the memory of those who lost their lives,

those who lost loved ones,

and those who lost their homes

in the tragic collapse of Champlain Tower South

in Surfside, Fla., on June 24, 2021.

We also devote this report to the first responders who risked their lives and worked tirelessly to rescue, support, protect, and provide closure in the face of an unimaginable disaster.

In addition, we are beyond grateful for the countless volunteer organizations and individuals offering resources, aid, support, and comfort to the survivors and community in Surfside.

Contents

EXECUTIVE SUMMARY..... 4

OVERVIEW & INTRODUCTION 7

 Process..... 8

 2021 Timeline 8

 2022 Timeline 9

 2023 Timeline 9

 2024 Timeline 10

 2025 Timeline 11

BACKGROUND 12

 About Community Associations Institute 12

 About the Community Association Housing Model in the U.S..... 12

 Financial Model of Community Associations 13

RESERVE STUDY AND FUNDING POLICY POSITION 15

Summary of State Reserve Fund Laws 17

BUILDING MAINTENANCE & STRUCTURAL INTEGRITY POLICY POSITION..... 29

 Definitions (for the purposes of this public policy): 29

RECOMMENDATIONS 30

 Developer Requirements:..... 30

 CAI supports legislation that includes the following developer requirements prior to issuance of final certificate of occupancy: 30

 CAI supports legislation that includes the following developer requirements no later than turnover, as part of the disclosure documents: 31

INSPECTIONS OF BUILDINGS 31

 Qualifications of inspectors for both structures and facades 31

 CAI supports legislation that includes the following structure inspections: 31

 Standard Protocol for Structure Inspections..... 31

 Frequency of Structure Inspections 31

CAI SUPPORTS LEGISLATION THAT INCLUDES THE FOLLOWING FAÇADE INSPECTIONS: 32

 Standard Protocol for Façade Inspections..... 32

 Frequency of Façade Inspections 32

OTHER REQUIREMENTS:..... 33

 Communication Requirements to Local Building Code Authorities: 33

Funding Repair of Emergent Life Safety Issues:	33
Best Practice Recommendations:.....	33
Developer Obligations:	33
Association Obligations:	34
Communication Requirements to Residents:.....	34
Other Factors:.....	34
Supplemental Diagrams for Reference:	34
Summary of State Building Inspection Laws and Legislation (As of June 2024).....	39
Summary of Local Building Inspection and Facade Laws and Ordinances (As of June 2024)	40
Public Policy Development Survey Data Summary	41
FEDERAL SOLUTIONS AND POLICY PRIORITIES.....	48
CONTRIBUTORS	63
ADDITIONAL RESOURCES	65
REPORT AWARDS AND RECOGNITIONS	65



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EXECUTIVE SUMMARY

Following the tragic partial collapse of Champlain Tower South in Surfside, Fla., on June 24, 2021, CAI convened task forces to explore changes to laws and best practices for the community association housing model that may help other communities avoid this type of devastation and to provide solutions for legislators seeking to address building safety in their districts.

Over a three-month period, more than 600 people participated in CAI's process through conversations, surveys, research, interviews, and identifying clear recommendations. Reserve specialists, attorneys, insurance and risk management professionals, developers, engineers, architects, community association managers, and homeowner leaders contributed. The teams also engaged stakeholders across the globe and across a wide range of disciplines, expertise, interests, and organizations.

The task forces met weekly to analyze and discuss findings of the surveys and interviews and began developing the public policy positions. They vetted ideas with experts in their field and local practitioners, including board members, managers, and business partners, to ensure practical, reasonable, and meaningful recommendations. The teams were guided by data, inclusivity, and transparency.

An important consideration in this process was meeting the demands of multiple stakeholders—state legislators seeking to introduce legislation in current and future sessions, congressional representatives looking for immediate solutions for their constituents, federal housing finance agencies hoping to mitigate their risks, the private insurance market trying to mitigate their risks, and homeowners and residents of condominiums and housing cooperatives expecting to feel safe in their homes.

The task forces submitted their final public policy positions for consideration by the CAI Government & Public Affairs Committee with final approval by the CAI Board of Trustees.

This report provides very specific public policy recommendations on the following major topics: **reserve studies and funding; building maintenance; and structural integrity.**

While the task forces believe it is important to educate legislators and other stakeholders about the purpose and importance of reserve studies and funding plans, it is unknown if updated standards in this arena would've prevented the collapse of Champlain Tower South. Reserve studies are a planning tool to assist with budgeting for replacement or substantial repairs based on life cycle and not intended to evaluate existing building conditions or to specify corrective repairs. Local building inspectors play a key role in the execution of structural integrity public policy. Those with the authority to provide a certificate of occupancy and otherwise condemn a building have the authority and obligation to inspect.

The recommendations in this report include specific public policies CAI believes should be considered for adoption into state law to support the existing statutory framework for the development, governance, and management of community associations, also referred to as common-interest developments, common-interest communities, planned communities, condominiums, townhomes, housing cooperatives, and homeowners associations.

Reserve Studies and Reserve Funding

CAI recommends statutorily mandating reserve studies and funding for all community associations. The recommendation provides details to help communities prepare for—and a timeframe to practically transition to—these new requirements to avoid financial strain on homeowners and the association.

In addition to the data collected from CAI membership through the development process of these public policies, we turned to the [2022 Homeowner Satisfaction Survey](#) (Foundation for Community Association Research, 2022) conducted by Zogby International. Survey respondents were asked about their understanding of reserve studies and whether they support reserve funding in their communities. Here are their responses:

If you live in a condominium or homeowners association, does your community have a reserve study to help plan for repair and replacement of major components owned by the community?

60.38% Yes

21.70% Not Sure

17.92% No

Does your community have a plan to fund the repair and replacement of major components owned by the community?

68.48% Yes

17.05% Not Sure

14.47% No

Do you support annually investing in your community to build a fund for future repair and replacement of major components owned by the community?

72.66% Yes

12.94% Not Sure

14.40% No

Building Maintenance and Structural Integrity

CAI recommends additional requirements by developers during the development process and prior to transition to the homeowners. CAI worked closely with developers on these recommendations. We believe these recommendations are balanced, equitable, and approved by the participating developers and their agents. Structural integrity is addressed through statutory mandated building inspections with a baseline inspection when the building is 10 years old, another inspection at 20 years, and every five years thereafter. Inspections are based on the American Society of Civil Engineers (ASCE) published protocol for building inspections (ANSI).

According to a recent Stanford University report titled "[Guidelines for Life Cycle Cost Analysis](#)," as a building ages, the cumulative cost of operating and maintaining facilities significantly impacts the overall budget, not just the maintenance budget. The greater issue with deferred maintenance is that it only grows in scope—and cost—the longer it is deferred, resulting in 30 times the cost to repair versus keeping up with routine maintenance.

According to [Breaking Point: Examining aging infrastructure in community associations](#), (Research, 2019) more than three-quarters (80%) of community managers, board members, and contractors in community associations surveyed across the U.S. felt it was critical that their association have adequate reserves in the event of a major infrastructure failure or construction need.

Nearly half (40%) of those surveyed considered deteriorating infrastructure as a top-ranked concern. More than two-thirds (70%) of survey respondents indicated that maintaining property values was of primary importance.

Finally, the approved policies provide support to community association elected boards and urge them to follow the advice of professionals, especially in circumstances that are related to life, health, and safety.

Federal Resources and Policy Priorities

CAI's Federal Legislative Action Committee identified resources to support localities: building up the expertise needed to conduct inspections with qualified engineers or architects; and supporting the increase in resources needed to conduct regular structural inspections. These resources can be found under the federal priorities portion of the report.

CAI's federal team conducted a deep analysis on federal law and regulation that may be used as vehicles to incentivize timely compliance with these recommended positions with an emphasis on building inspection and structural integrity. The federal priorities provide solutions to address financial burdens on municipalities and households resulting from periodic structural analysis inspections of covered community association housing, including:

Solutions to mitigate financial burdens on local governments of increased structural analysis inspections by clarifying—or authorizing, if necessary—that inspection of aging covered community association housing is an eligible use of Community Development Block Grant (CDBG) funds.

Engaging federal housing agencies to develop corrective maintenance loan products that may include government insured or guaranteed blanket condominium rehabilitation loans secured by assessment income.

Securing amendments to the Internal Revenue Code to provide pre-loss access to disaster recovery tax deductions and authorizing a federal income tax deduction for interest paid on community association loans funding corrective maintenance.

Securing pre-disaster access to **federal uninsured loss disaster personal income tax deduction** for community association households following determination of major risk of structural failure for a 10-year period.

These policy recommendations must be supported by strong best practices for community association leaders, particularly condominium and cooperative board members.

The Foundation for Community Association Research's [*Best Practices Report: Reserve Studies and Reserve Management*](#) is included in the index and provides excellent procedures for homeowner leaders and professional managers to put into practice immediately. CAI continues to develop additional guidance and best practices for condominium and housing cooperative boards, their managers, building inspectors, developers, accountants, and reserve specialists.

As the [*September/October 2021 cover of Common Ground™ magazine*](#), CAI's flagship publication, promises:

We mourn. We pray. We vow to help.

OVERVIEW & INTRODUCTION

Days after the June 24 tragic and shocking partial collapse of Champlain Tower South, Community Associations Institute (CAI) leadership met to discuss what we could do to make sure a tragedy like this never happens again.

CAI began outreach to other organizations to help inform the policy recommendations. Our contacts included the National League of Cities, National Society of Professional Engineers, National Association of Counties, Building Owners & Managers Association, International Code Council, Building Inspectors Association, American Property & Casualty Association, American Society of Civil Engineers, and National Association of Housing Cooperatives. These conversations are ongoing as we continue our work together to make buildings safer.

Condominium buildings are home to millions of people in the U.S., and government officials at the local, state, and federal levels immediately began exploring changes to prevent a similar building collapse.

As the leading international organization for condominiums, housing cooperatives, and homeowners associations, CAI found itself uniquely positioned to bring together the expertise, experience, knowledge, and perspective of a wide range of stakeholders—condominium and cooperative board members, homeowners, condominium and community association managers, attorneys, bankers, developers, insurance professionals, engineers, reserve study providers, and others—to discuss a response to the Champlain Tower South tragedy.

CAI's member volunteers immediately began analyzing current best practices, standards, and public policies related to condominium structural requirements. Three working groups were appointed with the purpose of identifying recommendations, changes, and updates CAI could consider providing to local, state, and federal legislators as they discuss legislative solutions to prevent this type of disaster in their districts.

Building maintenance and structural integrity. Led by Robert M. Diamond, a fellow in CAI's College of Community Association Lawyers (CCAL) in Virginia; Mitch Frumkin, RS, a professional engineer (PE) licensed by the National Society of Professional Engineers in New Jersey; and Stephen Marcus, a CCAL fellow in Massachusetts.

Reserve study and funding plans. Led by Robert Browning, PCAM, RS, in California; Mitch Frumkin, PE, RS; and Lisa Magill, a CCAL fellow in Florida.

Insurance and risk management. Led by Jennifer Eilert, CIRMS, in Illinois; Phil Masi, CIRMS, in Florida; A.J. Scott, CIRMS, in California; and Cliff Treece, CIRMS, in California. *Currently, there are no specific policy recommendations from this task force.*

Each task force had a similar objective: immediately and quickly engage stakeholders to identify necessary changes to best practices, standards of practice, and public policy positions.

Federal solutions and policy priorities. As the task forces worked diligently, CAI's Federal Legislative Action Committee began talking with members of Congress (especially Florida representatives), Fannie Mae, Freddie Mac, Federal Housing Finance Agency, and the Department of Housing and Urban Development about potential policy changes. CAI identified several federal policy solutions to support financial stability, maintenance, building inspection, and structural integrity.

Process

Once the task force leadership was appointed, an open call to join the groups was released. The teams met weekly with members from across the U.S., and included attorneys, community association managers, reserve specialists, engineers, insurance experts, homeowner leaders, and others. Nearly 400 people served on the task forces. All meetings were open, and all perspectives were invited and welcomed.

The task forces conducted research, held interviews with experts from around the world, studied statutes, met with legislators, surveyed CAI members, and participated in town hall meetings. The groups evaluated building inspection requirements in Australia, Canada, Spain, Singapore, and localities throughout the U.S.

In addition to the weekly group meetings, the task force leaders connected weekly to debrief, ensure their work was not overlapping, and to share progress. Since so many people were involved in the activities, we used surveys to capture support of positions. The recommendations moved forward only if an overwhelming majority of survey participants supported the position.

The task forces continually revisited survey data and feedback to adjust the recommendations. The final policy positions were vetted through two more surveys that collected responses from:

1. CAI legislative action committees, Member Representation Groups, and CCAL Board of Governors—161 respondents
2. Community Conversation Surfside, Fla. (webinar), attendees—68 respondents

The survey results indicated overwhelming support (at least 75%) for most policy positions. None of the positions garnered less than 60% support. For additional details, find the full survey results in the appendix.

In the end, there was a tremendous amount of conversation and different perspectives, which we believe contribute to the quality of these recommendations.

2021 Timeline

July 1	Task force leaders appointed.
July 12	Task forces begin work.
Aug. 16	Task forces provide status report to CAI Board of Trustees.
Aug. 18	Task forces present policy recommendations to CAI Government & Public Affairs Committee and state legislative action committee members during open forum (in person and virtual).
Aug. 20	CAI hosts townhall to discuss policy recommendations (in person and virtual).
Aug. 23	The vetting process continues through conversations, meetings, surveys, emails, and blog posts with CAI state legislative action committees, College of Community Association Lawyers, Homeowner Leaders Council, Business Partners Council, and Community Association Managers Council.
Sept. 1	CAI holds a Community Conversation (virtual) with membership to discuss public policy recommendations.

- Sept. 14 CAI Government & Public Affairs Committee approves task force public policy recommendations for reserve studies and funding and building inspections and structural integrity.
- Oct. 12 Recommendations discussed with all state legislative action committee members.
- Oct. 28 CAI Board of Trustees approves final public policy recommendations.
- Oct. 29 CAI releases Condominium Safety Public Policy Report: Reserve Studies and Funding, Maintenance, and Structural Integrity.

2022 Timeline

- Feb. 15 Virginia Senate passed – [Senate Bill 740](#) - Common interest communities; standards for structural integrity and reserves for capital components – by a vote of 35-5.
- Mar. 8 Virginia House passed – [Senate Bill 740](#) - Common interest communities; standards for structural integrity and reserves for capital components – by a vote of 59-39.
- Mar. 18 Maryland House of Delegates passed – [House Bill 107](#) – Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide – by a vote of 96-34.
- Apr. 9 Maryland Senate passed – [House Bill 107](#) – Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide – by a vote of 44-0.
- Apr. 11 Virginia Governor Youngkin approved [Senate Bill 740](#) - Common interest communities; standards for structural integrity and reserves for capital components.
- May 24 Florida Senate passed [Senate Bill 4D](#) – An Act Related to Building Safety - by a vote of 38-0.
- May 25 Florida House of Representatives passed [Senate Bill 4D](#) – An Act Related to Building Safety – by a vote of 110-0.
- May 26 Florida Governor DeSantis signed [Senate Bill 4D](#) – An Act Related to Building Safety.
- May 29 Maryland [House Bill 107](#) – Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide – enacted into law under Article II, Section 17(c) of the Maryland Constitution - Chapter 664.
- Oct. 1 Maryland [House Bill 107](#) - Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide – becomes effective.

2023 Timeline

- Apr. 1 Virginia [Senate Bill 740](#) - Common interest communities; standards for structural integrity and reserves for capital components – Department of Professional and Occupational Regulations deadline for reporting the work group’s findings and recommendations, including any legislative recommendations, to the Chairs of the

Virginia House Committee on General Laws and the Virginia Senate Committee on General Laws and Technology.

- Apr. 3 Virginia Department of Professional and Occupational Regulations published its [*Study of the Adequacy of Current Laws Addressing Standards for Structural Integrity and for Maintaining Reserves to Repair, Replace, or Restore Capital Components in Common Interest Communities pursuant to Senate Bill 740*](#) (2022) to the Virginia House Committee on General Laws & Senate Committee on General Laws and Technology.
- Apr. 3 Tennessee Senate passed [Senate Bill 863 and House Bill 750](#) - Real Property - As enacted, requires a board of directors for a unit owners' association to either update a reserve study or conduct a reserve study if certain conditions are met. - Amends TCA Title 66, Chapter 27 – by a vote of 24-5-1.
- Apr. 4 CAI Government & Public Affairs Committee convenes a task force to revise the [Building Inspection & Structural Integrity Policy](#) to better meet current building inspection realities and specifically speak to the importance of façade inspections.
- Apr. 6 Tennessee House passed [Senate Bill 863 and House Bill 750](#) - Real Property - As enacted, requires a board of directors for a unit owners' association to either update a reserve study or conduct a reserve study if certain conditions are met. - Amends TCA Title 66, Chapter 27 – by a vote of 87-1-2.
- Apr. 13 Florida Senate passed [Senate Bill 154](#) – Condominiums and Cooperatives Associations – by a vote of 40-0.
- Apr. 24 Tennessee Governor Lee signed [Senate Bill 863 and House Bill 750](#) - Real Property - As enacted, requires a board of directors for a unit owners' association to either update a reserve study or conduct a reserve study if certain conditions are met. - Amends TCA Title 66, Chapter 27.
- May 2 Florida House passed [Senate Bill 154](#) – Condominiums and Cooperative Associations – by a vote of 118-0.
- Jun. 9 Florida Governor DeSantis signed [Senate Bill 154](#) – Condominiums and Cooperative Associations.
- Dec. 21 New Jersey Senate passed [Senate Bill 2760](#) – Concerns structural integrity for certain residential buildings – by a vote of 24-10.
- Dec. 21 New Jersey Assembly passed [Senate Bill 2760](#) – Concerns structural integrity for certain residential buildings – by a vote of 57-12-0.

2024 Timeline

- Jan 1. Tennessee [Senate Bill 863 and House Bill 750](#) - Real Property - As enacted, requires a board of directors for a unit owners' association to either update a reserve study or conduct a reserve study if certain conditions are met. - Amends TCA Title 66, Chapter 27 becomes effective.

Jan 7.	CAI Government & Public Affairs Committee votes to send new Building Inspection & Structural Integrity Public Policy language to the Board of Trustees for final approval.
Jan 8.	New Jersey Governor Murphy signed Senate Bill 2760 and Assembly Bill 4384 and the law became effective— Concerns structural integrity regulations for certain residential buildings.
Feb. 14	CAI Board of Trustees approves new Building Inspection & Structural Integrity Public Policy language- specifically includes references to façade inspections and key definitions to promote a unified vocabulary.
Nov. 11	Maryland Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans prefiled.
Dec. 31	Florida Senate Bill 4D – An Act Related to Building Safety – reserve portions become effective and portions of Senate Bill 154 become effective.
2025 Timeline	
Mar. 6	Maryland House Bill 292 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans passes House of Delegates 102-33.
Mar. 14	Maryland Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans passes Senate 38-6.
Apr. 1	Maryland Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans passes House 100-36.
Apr. 6	Maryland House Bill 292 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans passes Senate 46-0.
Apr. 7	Maryland House Bill 292 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans passes conference committee and then approved by House 107-32 and Senate 46-0.
Apr. 15	CAI G&PA Committee votes to send new Reserve Study and Funding Public Policy language to BOT. The language is meant to bring the policy recommendations in line with current Reserve Study Standards .
May 13	Maryland House Bill 292 and Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans signed into law. Amends timetables for full reserve funding and creates funding deferral mechanisms for associations facing financial hardship.

May 7	CAI Board of Trustees approves new Reserve Study and Funding Public Policy language to bring the policy recommendations in line with current Reserve Study Standards .
May 13	Maryland House Bill 292 and Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans signed into law. Amends timetables for full reserve funding and creates funding deferral mechanisms for associations facing financial hardship.
Oct. 1	Maryland House Bill 292 and Senate Bill 63 - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans becomes effective.

BACKGROUND

About Community Associations Institute

CAI is an international membership organization dedicated to building better communities. With over 42,000 members, CAI has 63 chapters within the U.S., Canada, South Africa, and the United Arab Emirates as well as relationships with housing leaders in several other countries, including Australia, Spain, and the United Kingdom. CAI provides information, education, and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include community association board members and other homeowner leaders, community association managers, association management firms, and other professionals who provide products and services to communities. CAI serves community associations and homeowners by:

- Advancing excellence through seminars, workshops, conferences, and education programs, most of which lead to professional designations for community association managers and other industry professionals.
- Publishing the largest collection of resources available on community association management and governance, including website content, books, guides, *Common Ground*™ magazine, and specialized newsletters.
- Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies, and the courts.
- Conducting research and serving as an international clearinghouse for information, innovations, and best practices in community association development, governance, and management.

We believe homeowners associations and condominium associations should strive to exceed the expectations of their residents. We work toward this goal by identifying and meeting the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve, and excel. Our mission is to inspire professionalism, effective leadership, and responsible citizenship—ideals reflected in associations that are preferred places to call home.

About the Community Association Housing Model in the U.S.

According to the Foundation for Community Association Research, there are 75.5 million Americans living in approximately 365,000 community associations in the U.S. A community association is commonly known as a condominium, homeowners associations, or housing cooperative. It is estimated 30% of the U.S. population lives within a community association.

The Foundation for Community Association Research estimates there are between 127,750—144,000 condominium associations and cooperatives in the U.S. housing between 26-30 million Americans. While there are numerous high-rise buildings, especially in California, Florida, Hawaii, Illinois, New Jersey, New York, and Massachusetts, the Foundation estimates the average number of units in a condominium is 60.

\$12.2 trillion is the value of homes in community associations.

\$108.8 billion is the total amount of assessments collected each year by homeowners. Assessments fund many essential association obligations, including professional management services, utilities, security, insurance, common area maintenance, landscaping, capital improvement projects, and amenities like pools and clubhouses.

\$27.2 billion is the total assessment dollars contributed to community association reserve funds for the repair, replacement, and enhancement of common property, e.g., replacing roofs, resurfacing streets, repairing swimming pools and elevators, meeting new environmental standards, and implementing new energy-saving features.

100.4 million volunteer hours of service are performed annually by association board and committee members to provide governance, community, and related services.

While community associations come in many forms and sizes, all associations share three basic characteristics: (1) membership in the association is mandatory and automatic for all property owners; (2) certain legal documents bind all owners to defined land-use requirements administered by the community association; and (3) all property owners pay mandatory lien-based assessments that fund association operations.

The community association housing model is actively supported by local government as it permits the transfer of many municipal costs to the association and homeowners. Today, many community associations deliver services that once were the exclusive province of local government.

Financial Model of Community Associations

- Community associations are usually organized as nonprofit corporations in the state. (Note: They usually do **not** have a nonprofit tax determination by the IRS, i.e., 501c). However, they file taxes as a nonprofit corporation.
- The nonprofit corporation has shareholders (every owner in the community). The owners each pay their fair share of the nonprofit corporation expenses by paying assessments. Further, the owners select, by election, the board of directors to make decisions on their behalf.
- Assessments can be thought of like property taxes. The assessments pay for the services delivered by the community, including trash and snow removal, street maintenance, lighting, insurance, recreation facilities, stormwater management, landscaping, and more.
- Assessments are usually the only form of income for an association.
- Association expense are usually fixed expenses that are spent on contracts like trash removal, elevator maintenance, roof maintenance, landscaping, street maintenance, insurance, and payment for maintenance and repair of other amenities.
- Community association boards of directors have an obligation, by statute, to act in the best interests of the corporation, and one of these actions is to work to ensure the financial health of the community.

One way to do this is to continue to manage the financial affairs by collecting assessments from the owners.

- The collection of community association assessments is a very serious and important responsibility of the governing board. Failing to collect assessments may impair a community association's ability to pay its bills, provide essential services, obtain financing for continued operations, and may impact the ability of a potential purchaser to obtain a mortgage.



RESERVE STUDY AND FUNDING POLICY POSITION

(Approved May 7, 2025)

Reserve studies are budgetary planning tools to help community associations understand and prepare for the maintenance and replacement of the components of the community association for which it is responsible. A Reserve Study includes a Physical and Financial analysis along with a recommended Funding plan for providing adequate funding such that execution of these projects can occur without reliance on additional supplemental funding sources.

CAI supports policy that requires reserve studies to be prepared in compliance with the most current edition of the Reserve Study Standards. CAI supports mandated reserve studies and funding for new and existing community associations as well as periodic reserve study updates be performed.

About the Community Association Housing Model

While community associations come in many forms and sizes, all associations share three basic characteristics: (1) membership in the association is mandatory and automatic for all property owners; (2) certain legal documents bind all owners to defined land-use requirements administered by the community association; and (3) all property owners pay mandatory lien-based assessments that fund association operations.

The community association housing model is actively supported by local government as it permits the transfer of many municipal costs to the association and homeowners. Today, many community associations deliver services that once were the exclusive province of local government.

Community associations are governed by a board of directors or trustees elected by their members. This board guides the association in providing governance and other critical services for the community usually funded by property taxes.

Background

Community associations are responsible for maintenance and replacement of shared common components. Typically, for existing association, these costs are determined during the annual budget process and funded by ongoing assessments charged to the homeowners in the community. It is particularly important that, for new communities, developers create an initial budget that adequately provides for both operating expenses and reserves. While each community association is unique, the design drawings and governing documents provide a basis upon which to estimate reserve funding.

Policy

Community association boards should understand their communities' financial and physical condition and be preparing for the future. Reserve studies, when prepared in conformance with the Reserve Study Standards provide an in-depth, unbiased perspective from a reserve specialist, reserve professional, or other qualified professional (e.g., engineer or architect).

When Are Reserve Studies Appropriate?

CAI supports legislation for all residential community association types that mandates Preliminary reserve studies (by the developer before or during the construction), with an Update with a Site Visit also prepared by the Developer at the time of turnover to the community association to reflect the as built community as well as the sequence of construction. CAI also supports legislation mandating that, after turnover, associations have periodic reserve study updates with site visits prepared as well as reserve funding to reflect the result of these studies.

Disclosing Findings

CAI supports legislation that mandates disclosure of all reserve study recommendations and the accepted funding plan along with proof of funding be included in the purchase and sale agreements when the development is turned over from developer control and reserve study recommendations and accepted funding plan along with proof of funding be provided to any new buyers as part of a standardized disclosure. Disclosure should also be mandated for existing associations during annual budgeting to include a summary of their reserve fund balance as compared to the accepted reserve funding plan.

Legislating Reserve Study's and Funding

CAI supports legislation which mandates Reserve Study's and adequate funding for residential community associations of all types. Legislation should include a practical legislative process for community associations to comply with these requirements. CAI understands the need for communities to maintain an adequate amount of money in reserve funds but that it may not be feasible for some communities to immediately establish the required funding amount. Therefore, CAI supports and recommends mandates for community associations to comply with any funding requirements resulting from a reserve study and funding legislation, while still allowing communities to slowly catch up to that amount over a reasonable period of time

CAI opposes legislation that would allow owners to waive or opt out of reserve funding requirements. CAI also opposes legislation that would prohibit including structural or engineering inspections by appropriate professionals and the financial impact of said inspections in the reserve study and funding plan. Finally, CAI opposes legislation that restricts the borrowing from reserves for other purposes.

Emergencies

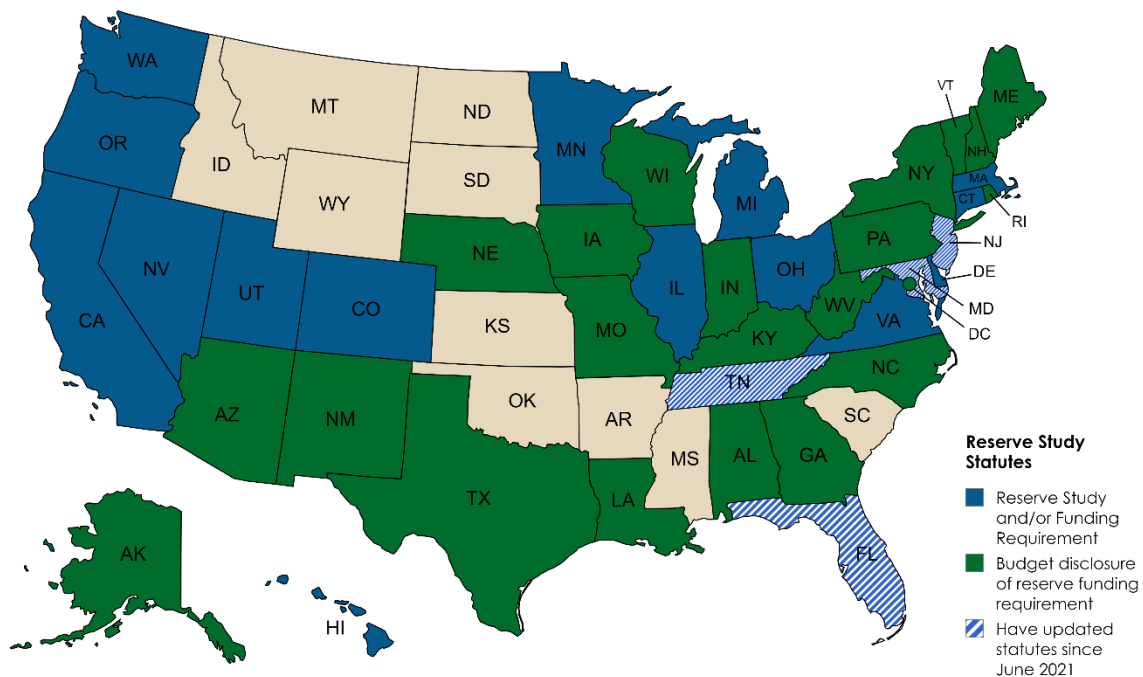
Safety is the most important factor in any community. In the wake of any issue which arises that would threaten the life or safety of the community members or the association itself, CAI supports the ability of association government boards to collect a special assessment or borrow funds without a membership vote to correct these issues.

CAI resources that may be helpful for understanding reserves and reserve studies, include the following:

- [CAI Reserve Study Standards](#)
- [Explanation of Reserve Study Standards](#)
- [Best Practices: Reserve Studies/Management](#)



Summary of State Reserve Fund Laws (As of June 2025)



Created with mapchart.net

Many states have enacted legislation dealing with community association reserve and operating funds to protect owners from fiscal problems and financial hardship. More states may enact similar legislation as community associations continue to gain popularity. The following is a summary of each state reserve fund law.

Reserve studies or a reserve schedule for condominium associations are required in the following 12 states: **California, Colorado, Delaware, Florida, Hawaii, Maryland, Nevada, Oregon, Tennessee, Utah, Virginia, and Washington State**. Washington statutorily encourages associations to have a reserve study performed every three years unless doing so would impose an unreasonable hardship.

Reserve funding for condominium associations is required in the following 12 states: **Connecticut, Delaware, Florida, Hawaii, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, Ohio, and Oregon**.

Reserve studies for developers are required in the following 5 states: **California, Delaware, Florida, Nevada, and Oregon**. In Oregon, the declarant, on behalf of a homeowners association, shall conduct an initial reserve study, prepare an initial maintenance plan, and establish a reserve account.

Reserve funding for developers is required in the following 6 states: **Arizona, Delaware, Florida, Nevada, Oregon, and Wisconsin**. In Wisconsin, the developer of a condominium that is created on or after November 1, 2004, shall establish a statutory reserve account when the condominium is created and shall execute a statutory reserve account statement. The declarant shall determine the annual amount to be assessed unit owners for reserve funds.

The following 3 states have seen changes to state law following the collapse of Champlain Towers South in Surfside, FL in June 2021: **Florida, Maryland, Tennessee**. *Note that the names of these states are in italics in the list below.*

Please remember that community associations are governed by state law, which can vary widely from state to state. This information is intended for general educational and informational purposes only; it may not reflect the most recent developments, and it may contain errors or omissions. The publisher does not warrant or guarantee that the information contained here complies with applicable law of any given state. It is not intended to be a substitute for advice from a lawyer, community manager, accountant, insurance agent, reserve professional, lender, or any other professional.

ALABAMA

The unit owners' associations may adopt and amend budgets for revenues, expenditures and reserves and impose and collect assessments for common expenses from unit owners. [Section 35-8A-302\(2\)](#). Sellers must present buyers with an offering statement of the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement, and a statement of any other reserves. [Section 35-8A-403\(5\)](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

ALASKA

The unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners. [Section 34.08.320 \(2\)](#). A public offering statement must include assumptions concerning the calculation of the amount of reserves certified by a certified architect or engineer; the amount included in the budget as a reserve for repairs and replacement including the estimated cost of repair or replacement cost and the estimated useful life of the asset to be repaired or replaced; and a statement of any other reserves. [Section 34.08.530\(5\)](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

ARIZONA

For condominiums, unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners. [Section 33-1242\(2\)](#). The resale disclosure statement must include the total amount of money held by the association as reserves. The purchaser must also receive a copy of the most recent reserve study of the association, if any. [Section 33-1260](#).

For planned communities, resale disclosure statement must include the total amount of money held by the association as reserves. The purchaser must also receive a copy of the most recent reserve study of the community, if any. [Section 33-1806](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

[Section 10-3830](#) requires directors of nonprofit corporations to discharge duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner the director reasonably believes to be in the best interests of the corporation.

ARKANSAS

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

CALIFORNIA

On a quarterly basis common interest development boards of directors must review reserve accounts and compare reserves to the previous year. At least once every three years, boards must conduct a competent and diligent visual inspection of the property that the association is obligated to repair, replace, restore or maintain as part of a study of the reserve account requirements. The board is to annually review this study to consider and implement necessary adjustments to the board's analysis of the reserve account requirements. The required reserve study shall at minimum include identification of the major components that the association is obligated to repair, replace, restore, or maintain that, as of the date of the study, have a remaining useful life of less than 30 years, identification of the probable remaining useful life of the components identified in the study as of the date of the study, an estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in the study, an estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in the study during and at the end of their useful life, after subtracting total reserve funds as of the date of the study, and a reserve funding plan that indicates how the association plans to fund the contribution identified in the study. See more detailed information in [California Civil Code Section 5550-5520](#).

There is no statutory requirement to fund reserves.

COLORADO

The unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners. [Section 38-33.3-302](#).

When the association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and improved by the association; whether there is a funding plan for any work recommended by the reserve study and, if so, the projected sources of funding for the work; and whether the reserve study is based on a physical analysis and financial analysis. An internally conducted reserve study shall be sufficient. [Section 38-33.3-209.5](#)

There is no statutory requirement to fund reserves.

CONNECTICUT

Condominium associations shall provide in the proposed budget for the condominium adequate reserves for capital expenditures. [Section 47-88e](#). Common interest community executive boards, at least annually, shall adopt a proposed budget for the common interest community for consideration by the unit owners. Not later than thirty days after the adoption of a proposed budget, the executive board shall provide to all unit owners a summary of the budget, including a statement of the amount of any reserves, and a statement of the basis on which such reserves are calculated and funded. [Section 47-261e](#). Resale disclosure statement must include the total amount of money held by the association as reserves. [Section 47-264\(5\)](#).

There is no statutory requirement to conduct a reserve study.

DELAWARE

Condominiums must contain within their declaration provisions that mandate that the association create and

maintain, in addition to any reserve for contingencies, a fully funded repair and replacement reserve based upon a current reserve study. [Section 81-205\(14\)](#). Minimum contributions to reserves vary based on the Reserve Study or a statutory formula based on number of common area components. [Section 81-315](#). Condominium disclosure statement must include the current balance in reserves and the most recent reserve study. [Section 81-409](#). Condominiums and cooperatives must contain a line item in their annual budget funding any replacement and repair reserve. [Section 81-324](#).

DISTRICT OF COLUMBIA

The unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners. [Section 42-1903.08](#). Disclosure statement shall include the amount, or a statement that there is no amount, included in the projected budget as a reserve for repairs and replacement. [Section 42-1904.04](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

FLORIDA

Accounting records must include, but are not limited to, all audits, reviews, accounting statements, structural integrity reserve studies, and financial reports of the association or condominium Structural integrity reserve studies must be maintained for at least 14 years after the study is completed. [Section 718.501\(1\)\(c\)](#).

Condominium financial reporting rules must include, but not be limited to, standards for presenting a summary of association reserves, including a good faith estimate disclosing the annual amount of reserve funds that would be necessary for the association to fully fund reserves for each reserve item based on the straight-line accounting method. [Section 718-111\(13\)](#). Annual budgets shall include reserve accounts for items such as, but not limited to, roof replacement, pavement, painting and other items with a replacement cost exceeding \$10,000. The amount to be reserved for an item is determined by the association's most recent structural integrity reserve study that must be completed by December 31, 2024. If the amount to be reserved for an item is not in the association's initial or most recent structural integrity reserve study or the association has not completed a structural integrity reserve study, the amount must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the use life of a reserve item caused by deferred maintenance. Funding for the accounts can be waived by a majority vote at a duly called meeting until December 30, 2024. Effective December 31, 2024, the members of a unit-owner controlled association may not determine to provide no reserves or less reserves than required. [Section 718.112\(f\)\(2\)](#).

Homeowner associations may adopt a budget that includes reserve accounts for capital expenditures and deferred maintenance for which the association is responsible. If reserve accounts are not established, funding of such reserves is limited to the extent that the governing documents limit increases in assessments, including reserves. Associations may waive reserves with proper notification in their financial statement. [Section 720.303\(6\)](#).

GEORGIA

Condominium resale disclosure statement must include the estimated or actual operating budget for the condominium for the current year's reserves. [Section 44-3-111](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

HAWAII

Condominium budgets shall include the amount of money in reserve, future reserve estimates based on a reserve study performed by the association, an explanation of how reserves are computed and the amount to

be collected for reserves in the year ahead. *A condominium's reserve study must be reviewed by an independent reserve study preparer and updated every three years.* The association shall compute the estimated replacement reserves by a formula that is based on the estimated life and the estimated capital expenditure or major maintenance required for each part of the property. *Cash flow plans must be based on thirty year projections.*

The estimated replacement reserves shall include: adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10,000. Parts of the property for which capital expenditures or major maintenance will not exceed \$10,000 may be aggregated in a single designated reserve. [Section 514B-148.](#) *Italicized text effective 1/1/23 per [HB 2272](#).*

IDAHO

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

ILLINOIS

The Common Interest Community Act requires the board to give each owner a copy of the proposed annual budget which shall provide for reasonable reserves for capital expenditures and deferred maintenance for repair or replacement of the common elements. [765 ILCS 160/1-45.](#)

The Condominium Act requires the board of managers to adopt a budget that provides for reasonable reserves for capital expenditures and deferred maintenance for repair or replacement of the common elements. To determine the amount of reserves appropriate, the board shall take into consideration the any independent professional reserve study which the association may obtain. Any association without a reserve requirement in its condominium instruments may elect to waive in whole or in part the reserve requirements by a vote of 2/3 of the total votes of the association. [760 ILCS 605/9.](#)

Disclosure statement shall include a statement of the status and amount of any reserve or replacement fund and any other fund specifically designated for association projects.

There is a requirement for the inclusion of any reserve studies performed in an association's records, as outlined by the Condominium Act. [765 ILCS 160/1-30, 1-90.](#)

There is no statutory requirement to conduct a reserve study.

INDIANA

All sums assessed by the association of co-owners shall be established by using generally accepted accounting principles applied on a consistent basis and shall include the establishment and maintenance of a replacement reserve fund. The replacement reserve fund may be used for capital expenditures and replacement and repair of the common areas and facilities and may not be used for usual and ordinary repair expenses of the common areas and facilities. [Section 32-25-4-4.](#)

There is no statutory requirement to conduct a reserve study.

IOWA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

KANSAS

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

KENTUCKY

The Horizontal Property Law requires all co-owners to contribute toward the expense of maintaining a replacement reserve fund for repairs and maintenance of the general common elements. [Section 381.870.](#)

Condominium unit owners' associations may adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners. [Section 381.9167](#). The resale disclosure statement must include the total amount of any reserves for capital expenditures, if any, and of any portions of those reserves designated by the association for any specified projects. [Section 381.9203](#).

There is no statutory requirement to conduct a reserve study.

LOUISIANA

Associations may adopt and amend budgets for revenues, expenditures, and reserves and make and collect assessments for common expenses from unit owners. [Section 9:1123.102](#). Public offering statements shall include an indication of the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement. [Section 9:1124.102](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

MAINE

Unit owners associations may adopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from unit owners. [Section 1603-102](#). Public offering statements must contain a statement of the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement and a statement of the amount and purpose of any other reserves. [Section 1604-103](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

MARYLAND

If the governing body of a condominium has had a reserve study conducted on or after October 1, 2016, then the governing body shall have an updated reserve study conducted within 5 years after the date of that reserve study and at least every 5 years thereafter. [Section 11-109.4](#). If the governing body of a condominium has not had a reserve study conducted on or after October 1, 2018, the governing body shall have a reserve study conducted on or before October 1, 2023, and an updated reserve study at least every 5 years thereafter. [Section 11-109.4](#).

Councils of unit owners have the power to adopt and amend budgets for revenue, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 11-109](#). The level of reserves is required to be included in the annual budget; and shall be funded in the amount recommended in the most recent reserve study completed. If the most recent reserve study was an initial reserve study, the governing body shall, within 5 fiscal years following the fiscal year in which the initial reserve study was completed, attain the annual reserve funding level recommended in the initial reserve study. [Section 11-109.2](#). Associations facing financial hardship may vote to defer reserve payments. [Section 5-6B-26.1](#). Resale certificate must contain the current operating budget of the condominium including details concerning the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund. [Section 11-135](#).

MASSACHUSETTS

All condominiums shall be required to maintain an adequate replacement reserve fund, collected as part of the common expenses and deposited in an account or accounts separate and segregated from operating funds. [Section 183A-10\(i\)](#). Managing agents shall be responsible for rendering, in no case less frequently than quarterly, a written report to the trustees or the managing board of the organization of unit owners detailing all receipts and expenditures on behalf of the organization, including beginning and ending balances and copies of

all relevant bank statements and reconciliations for the replacement reserve fund, and maintain a separate and distinct account for the replacement reserve fund. [Section 183A-10\(f\)](#).

There is no statutory requirement to conduct a reserve study.

MICHIGAN

Condominiums must have a reserve fund for major repairs and replacement of common elements shall be maintained by the associations of co-owners. The administrator may by rule establish minimum standards for reserve funds. [Section 559.205](#).

The state administrative code requires the co-owners' association to maintain a reserve fund which, at a minimum, shall be equal to 10% of the association's current annual budget on a noncumulative basis. The funds shall only be used for major repairs and replacement of common elements. Additionally, the following statement shall be contained in the bylaws: "The minimum standard required by this section may prove to be inadequate for a particular project. The association of co-owners should carefully analyze their condominium project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes." [Rule 559.511](#).

There is no statutory requirement to conduct a reserve study.

MINNESOTA

The common interest ownership act requires an association to include in its annual budgets replacement reserves projected by the board to be adequate, together with past and future contributions to replacement reserves, to fund the replacement of common elements. The act also requires the association to reevaluate the adequacy of its budgeted replacement reserves at least every third year after the recording of the declaration creating the common interest community. [Section 515B.3-1441](#). Unit owners associations have the power to adopt and amend budgets for revenues, expenditures and reserves and collect assessments for common expenses from unit owners. [Section 515B.3-101](#). Communities must distribute an annual report with a statement of the association's total replacement reserves, the components of the common interest community for which the reserves are set aside, and the amounts of the reserves, if any, that the board has allocated for the replacement of each of those components. [Section 515B.3-106](#). Disclosure statements must include the amount in the budget as replacement reserves and a statement of any other reserves.

There is no statutory requirement to conduct a formal reserve study.

MISSISSIPPI

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

MISSOURI

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 448.3-102.1](#). Resale certificates must provide the amount of any reserves for capital expenditures and of any portions of those reserves designated by the association for any specified projects. [Section 448.4-109.1](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

MONTANA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

NEBRASKA

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 76-860](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

NEVADA

The common interest ownership act requires an association to establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements. [Section 116.3115](#). Additionally, the executive board of an association is required to conduct a study of reserves at least every five years, review the study to determine if reserves are sufficient, and adjust reserves, if necessary. The statute specifies how the study is to be conducted. [Section 116.31152](#). A public offering statement must include a budget which has a statement of the amount included in the budget as reserves. [Section 116.4103](#).

NEW HAMPSHIRE

Public offering statement must include the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the board of directors. [Section 356-B:58](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

NEW JERSEY

The association may levy and collect assessments duly made by the association for a share of common expenses or otherwise, including any other moneys duly owed the association, upon proper notice to the appropriate unit owner, together with interest thereon, late fees and reasonable attorneys' fees, if authorized by the master deed or bylaws. All funds collected by an association shall be maintained separately in the association's name. For investment purposes only, reserve funds may be commingled with operating funds of the association. Commingled operating and reserve funds shall be accounted for separately, and a commingled account shall not, at any time, be less than the amount identified as reserve funds. [Section 46:8B-15](#).

Reserve studies are required within one year if not done within five years of 1/8/24, and every five years thereafter. Associations with planned real estate developments having less than \$25,000 in total common area capital assets are exempt. These requirements aim to ensure financial readiness for maintaining common interest community assets over an extended period, promoting transparency and planning (Section [52:27D-132.4](#)).

NEW MEXICO

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 47-7C-2](#). Disclosure statements must statement of the amount or a statement that there is no amount included in the budget as a reserve for repairs and replacement and a statement of any other reserves. [Section 47-7D-3](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

NEW YORK

Condominium bylaws may contain provisions governing the payment, collection and disbursement of funds, including reserves, to provide for major and minor maintenance, repairs, additions, improvements, replacements, working capital, bad debts and unpaid common expenses, depreciation, obsolescence and similar purposes. [RRP Section 339-V](#). Co-operative corporation directors must periodically set aside reasonable sums for reserves. [CCO Section 72](#).

There is no statutory requirement to conduct a reserve study.

NORTH CAROLINA

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect

assessments for common expenses from unit owners. [Section 47C-3-102](#) and [47F-3-102](#). Public offering statements must include the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement and a statement of any other reserves. [Section 47C-4-103](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

NORTH DAKOTA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

OHIO

Unless otherwise provided in the declaration or bylaws, the condominium unit owners association, through the board of directors, shall adopt and amend budgets for revenues, expenditures, and reserves in an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments, provided that the amount set aside annually for reserves shall not be less than 10% of the budget for that year unless the reserve requirement is waived annually by the unit owners exercising not less than a majority of the voting power of the unit owners association. [Section 5311.081](#).

Planned community owners associations, unless otherwise provided in the declaration or bylaws, through its board of directors, shall annually adopt and amend an estimated budget for revenues and expenditures. Any budget shall include reserves in an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments, unless the owners, exercising not less than a majority of the voting power of the owners association, waive the reserve requirement annually. [Section 5312.06](#).

There is no statutory requirement to conduct a reserve study.

OKLAHOMA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

OREGON

The declarant, on behalf of a homeowners association, shall conduct an initial reserve study, prepare an initial maintenance plan and establish a reserve account. A reserve account shall be established to fund major maintenance, repair or replacement of all items of common property which will normally require major maintenance, repair or replacement, in whole or in part, in more than one and less than 30 years. The board of directors of the association annually shall conduct a reserve study or review and update an existing study to determine the reserve account requirements. After review of the reserve study or reserve study update, the board of directors may, without any action by owners adjust the amount of payments as indicated by the study or update and provide for other reserve items that the board of directors, in its discretion, may deem appropriate. [Section 94.595](#) and [100.175](#). Following a turnover of power from the declarant to the association, the board of directors at least annually shall adopt a budget for the planned community and include moneys to be allocated to the reserve account. [Section 94.645](#) and [100.483](#). However, the board of directors, with the approval of all owners, may elect not to fund the reserve account for the following year. [Section 94.595](#) and [100.175](#).

PENNSYLVANIA

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Chapter 33 Section 3302](#) and [Chapter 53 Section 5302](#). Disclosure statements must statement of the amount or a statement that there is no amount included in the budget as a reserve for repairs and replacement and a statement of any other reserves. [Chapter 33 Section 3402](#) and [Chapter 53 Section 5402](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

RHODE ISLAND

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 34-36.1-3.02](#). Public offering statements for condominiums must disclose a budget detailing the amount of reserves sufficient for painting exterior surfaces, replacing roofing, resurfacing roadways or other items subject to declaration. Must also disclose itemized life spans for common elements and expected impact on assessments. [Section 34-36.1-4.03](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

SOUTH CAROLINA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

SOUTH DAKOTA

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

TENNESSEE

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 66-27-402](#). Disclosure statements must include the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacements, and whether any study has been done to determine their adequacy, if a study has been done, where the study will be made available for review and inspection, and a statement of any other reserves. [Section 66-27-503](#).

If the condominium board of directors has had a reserve study conducted on or after January 1, 2023, the board shall have an updated reserve study conducted within five (5) years after the date the reserve study was conducted, and at least every five (5) years thereafter, for purposes of assessing the condition of and planning for repair and maintenance of the common elements critical to structural integrity and safety. If the board of directors has not had a reserve study conducted on or after January 1, 2023, the board shall have a reserve study conducted on or before January 1, 2024, and the study must be updated every five (5) years for purposes of assessing the condition of and planning for repair and maintenance of the common elements critical to structural integrity and safety. [Section 66-27-403](#).

There is no statutory requirement to fund reserves.

TEXAS

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 82.102](#). Resale statements must include the amount of reserves, if any, for capital expenditures and of portions of those reserves designated by the association for a specified project. [Section 82.157](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

UTAH

Condominium management committees must cause a reserve analysis to be conducted no less frequently than every six years and review and, if necessary, update a previously conducted reserve analysis no less frequently than every three years. [Section 57-8-7.5](#). The management committee may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the management committee, to conduct the reserve analysis. An association of unit owners shall annually provide unit owners a summary of the most recent reserve analysis or update. [Section 57-8a-211](#). In formulating the association's budget each year, an association shall include a reserve fund line item in: (a) an amount the board determines, based on the reserve analysis, to

be prudent; or (b) an amount required by the governing documents, if the governing documents require an amount higher than the amount determined under Subsection (6)(a).

There is no statutory requirement to fund reserves.

VERMONT

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 27A-3-102](#). Public offering statement must include the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement and statement of any other reserves. [Section 27A-4-103](#).

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

VIRGINIA

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. [Section 55.1-1965](#). Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. [Section 55.1-1991](#).

WASHINGTON

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners and establish and administer a reserve account and prepare a reserve study. [Section 64.34.304](#) and [64.38.020](#). The decisions relating to the preparation and updating of a reserve study must be made by the board of directors of the association in the exercise of the reasonable discretion of the board. Such decisions must include whether a reserve study will be prepared or updated, and whether the assistance of a reserve study professional will be utilized. [Section 64.34.388](#). Associations are encouraged to establish a reserve account to fund major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within 30 years. Unless doing so would impose an unreasonable hardship, an association with significant assets shall prepare and update a reserve study. The initial reserve study must be based upon a visual site inspection conducted by a reserve study professional. Unless doing so would impose an unreasonable hardship, the association shall update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional. [Section 64.34.380](#) and [64.38.065](#). The public offering statement shall include copies of the association's current reserve study, if any. If the association does not have a reserve study, the public offering statement shall contain the following disclosure: "This association does not have a current reserve study. The lack of a current reserve study poses certain risks to you, the purchaser. Insufficient reserves may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a common element." [Section 64.34.410](#).

Any association created after 2018, must prepare and update a reserve study in accordance with this chapter. An initial reserve study must be prepared by a reserve study professional and based upon either a reserve study professional's visual site inspection of completed improvements or a review of plans and specifications of or for unbuilt improvements, or both when construction of some but not all the improvements is complete. An updated reserve study must be prepared annually. A site visit study must be conducted at least every third year by a reserve study professional. [Section 64.90.545](#). An association required to obtain a reserve study pursuant to

RCW 64.90.545 must establish one or more accounts for the deposit of funds, if any, for the replacement costs of reserve components. Any reserve account must be an income-earning account maintained under the direct control of the board, and the board is responsible for administering the reserve account. [Section 64.90.535.](#)

All common interest communities (condominiums, cooperatives, and planned communities) created within Washington after the effective date of July 1, 2018, must have an updated reserve study prepared annually. An updated reserve study must be prepared at least every third year by a reserve study professional and based upon a visual site inspection conducted by the reserve study professional. [RCW 64.90.545.](#)

There is no statutory requirement to fund reserves.

WEST VIRGINIA

Unit owners associations may adopt and amend budgets for revenues, expenditures, and reserves and collect assessments for common expenses from unit owners. [Section 36B-3-102.](#) Public offering statement must include the amount, or a statement that there is no amount, included in the budget as a reserve for repairs and replacement and statement of any other reserves. [Section 36B-4-103.](#)

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

WISCONSIN

The declarant of a condominium that is created on or after November 1, 2004, shall establish a statutory reserve account when the condominium is created and shall execute a statutory reserve account statement. The declarant shall determine the annual amount to be assessed unit owners for reserve funds. The declarant may elect not to establish a statutory reserve account at the time the condominium is created or, at any time thereafter, may elect to terminate a statutory reserve account during the period of declarant control. If a declarant has elected not to establish a statutory reserve account or to terminate an account, establishment of a statutory reserve account shall be addressed at the first annual meeting of the association held after, or at a special meeting of the association held within one year after, the expiration of any period of declarant control under. An association may, with the written consent of a majority of the unit votes, create or terminate a statutory reserve account. [Section 703.163.](#)

There is no statutory requirement to conduct a reserve study.

WYOMING

There is no statutory requirement to conduct a reserve study and no statutory requirement to fund reserves.

Note: This information is for informational purposes and is not intended to provide legal advice.



BUILDING MAINTENANCE & STRUCTURAL INTEGRITY POLICY POSITION

(Adopted and Approved October 2021; Amended February 2024)

CAI SUPPORTS LAWS THAT:

Provides for ongoing inspections of the structure and façades of a building whose deterioration could have a negative impact on the safety and stability of the structure and endanger the life safety of the occupants of a common interest residential building or a mixed-use building that is, wholly or in part, a common interest residential building.

Connects owners and/or community associations with funding mechanisms necessary to help finance necessary repairs either as part of maintenance or if discovered during an inspection.

Definitions (for the purposes of this public policy):

1. **Architect** means an architect with appropriate qualifications who is licensed in the state in which the building is located.
2. **As-built drawings** for the purposes of this public policy are design drawings in which any changes to the primary load-bearing system and/or façade are provided in sufficient detail to identify all components and materials of design and to confirm equivalency to the original design.
3. **Balconies** or **Decks** means attached or cantilevered additions to the exterior of a building typically constructed of wood or concrete and located above grade.
4. **Building** means an improvement to real property, in whole or in part residential, in a common interest community, including a condominium or cooperative, which has a structure or Façade as defined below.
5. **Corrective maintenance** means maintenance to be undertaken following the detection of deterioration of the structure and/or façade with the goal of remediating the observed conditions.
6. **Engineer** means a structural or equivalent engineer with appropriate qualifications that is licensed in the state in which the building is located.
7. **Façade** means the exterior walls and exterior wall coverings enclosing a building or taller, including without limitation brick, stone, or stucco, and includes cornices, belt courses, corbels, terra cotta trim, wall facings, and other decorative features, parapets, architectural trim, and embellishments, and all connected or attached appurtenances such as balconies and decks and attached handrails, fire escapes and chimneys. The façade also includes all moisture protection systems such as visually observable joints, flashings, and weeps.
8. **Grade Plane** means a reference plane representing the average of the finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and a point 6 feet from the building.

9. **Maintenance Plan** means a document that outlines maintenance activities, including, but not limited to, details of scheduled preventive maintenance tasks and activities such as ongoing inspections to ensure adequate maintenance as defined within the Best Practices Report on Maintenance published by the Foundation for Community Association Research, latest edition.
10. **Podium deck** means a structural slab or deck that transfers applied loads from the structure above to the structure below.
11. **Preventive maintenance** means proactively preserving building components from premature deterioration through a cyclical process of recurring inspections and key preventative maintenance tasks as defined within the Best Practices Report on Maintenance published by the Foundation for Community Association Research, latest edition.
12. **Structure** means the primary load bearing system (PLBS) supporting a building constructed of concrete, masonry, steel, or heavy timber, and podium decks consisting of an assemblage of structural components within a building comprised of columns, beams, or bracing that by contiguous interconnection form a path by which external and internal forces applied to the building are delivered to the foundation. The structure includes the foundation. Ancillary structures such as swimming pools and parking garages supported by the primary loadbearing system are included.¹ Structure does not include the following types of construction:
 1. International Standardization Organization (ISO) Type 1 construction or frame-built construction, but if this type of construction is supported by a Structure such as a podium deck, the supporting structure is included.
 2. ISO Type 1 construction or frame-built construction with ancillary elements such as, but not limited to, elevator shafts or individual structural elements comprised of concrete, masonry, steel or heavy timber.
 3. A single-family dwelling.

RECOMMENDATIONS

Developer Requirements:

CAI supports legislation that includes the following developer requirements prior to issuance of final certificate of occupancy:

1. Provide a complete set of the final approved architectural and engineering design drawings of the primary load bearing system and façade used to obtain building permits as well as final certificates of occupancy for the building.
2. Perform ongoing inspections during construction to confirm conformance of the structure and façade to the approved design drawings. Inspections should be conducted by a building official with appropriate qualifications (e.g. an architect or engineer), or a third-party architect or engineer. A certificate of occupancy should not be issued until the individual performing the inspections provides certification that the structure and façade were constructed in conformance with the approved design drawings or with acceptable modifications. If deviations exist, signed, and sealed as-built drawings prepared by an architect or engineer reflecting any deviations and confirming sufficiency of the design must be provided prior to issuance of a certificate of occupancy.

CAI supports legislation that includes the following developer requirements no later than turnover, as part of the disclosure documents:

1. Provide a maintenance plan to the association for the common area components including the structure and façade. The maintenance plan should provide a preventive maintenance schedule and timing for preventive maintenance tasks, including periodic inspections of the structure and façade of the building.
2. Include in the association budget or reserve study, the funds necessary to perform the tasks included within the maintenance plan.
3. Include in the association budget or reserve study, the funds necessary to perform future periodic inspections of the structure and façade.
4. Perform and fund the tasks included within the maintenance plan.
5. Perform and fund any necessary inspections of the structure and/or façade.

INSPECTIONS OF BUILDINGS

Qualifications of inspectors for both structures and facades

Inspections must be conducted by architects or engineers who are experienced with the type of construction being inspected and may include either:

1. A local government building inspector if qualified as an architect or engineer.
2. An architect or engineer retained by the local government building inspector or the building owner.

CAI supports legislation that includes the following structure inspections:

Standard Protocol for Structure Inspections

The inspection should be performed in accordance with the ASCE Standard SEI/ASCE 11-99 (latest edition) Guideline for Structural Condition Assessment of Existing Buildings or other industry standards. The inspections are identified as the Preliminary Assessments within the Guide. If necessary, a Detailed Assessment as defined within the Guide may be required as a result of the Preliminary Assessment.

1. The structural report for an initial inspection shall at a minimum:
 - a. Set forth with specificity all corrective maintenance or repairs necessary for the structure along with the estimated cost and timing of same.
 - b. Determine when the subsequent inspection of the structure should be performed.
 - c. Provide any other information or guidance necessary to maintain the structural integrity of the building.
2. The structural report for subsequent inspections shall at a minimum:
 - a. Make note of any new or progressive deterioration.
 - b. Set forth with specificity all corrective maintenance or repairs necessary for the structure, along with the estimated cost and timing of same.
 - c. Determine when the subsequent inspection of the structure should be performed.
 - d. Provide any other information or guidance necessary to maintain the structure.

Frequency of Structure Inspections

If at any time there is concern about the safety or stability of the Structure, an inspection should be conducted immediately.

Initial Inspection: The purpose of the initial inspection is to act as a baseline for future inspections as well as to identify issues of immediate and potential concern.

1. For each building where the certificate of occupancy was issued prior to the effective date of the legislation, which are more than 10 years old, an initial inspection of the structure to determine if conditions exist which affect or potentially affect the structural capacity of the system shall take place within
 - a. 2 years after the effective date of the legislation; or
 - b. 60 days after observable damage to the structure.
2. For each building where a certificate of occupancy was issued after the effective date of the legislation, an initial inspection of the structure should be undertaken within 5 years after the construction of the building.

Subsequent Inspections: The purpose of the subsequent inspections is to monitor progressive deterioration based on a comparison to the prior inspections. These inspections should identify issues of immediate and potential concern. The inspection should also establish a recommendation for when a subsequent inspection should occur. The next inspection should not exceed 10 years for the first 20 years after construction, and every 5 years thereafter.

CAI SUPPORTS LEGISLATION THAT INCLUDES THE FOLLOWING FAÇADE INSPECTIONS:

Standard Protocol for Façade Inspections

Façade inspections should be conducted on community association buildings with four (4) stories or more. The protocol for inspection of the façade including the moisture protection system can be found in the ASCE Standard SEI/ASCE 30-14 (latest edition) Guideline for Condition Assessment of the Building Envelope or other industry standards. The initial inspection is identified as the Preliminary Assessments within this guide. If necessary, a Detailed Assessment as defined within this guide may be required as a result of the Preliminary Assessment.

1. The Façade report for an initial inspection shall at a minimum:
 - a. Set forth with specificity all corrective maintenance or repairs necessary for the façade including the moisture protection systems along with the estimated cost and timing of same.
 - b. Determine when the subsequent inspection of the façade shall be performed.
 - c. Provide any other information or guidance necessary to maintain the façade of a building.
2. The Façade report for a subsequent inspection shall at a minimum:
 - a. Make note of any new or progressive deterioration.
 - b. Set forth with specificity all corrective maintenance or repairs necessary for the façade including the moisture protection systems along with the estimated cost and timing of same.
 - c. Determine when the subsequent inspection of the facade shall be performed.
 - d. Provide any other information or guidance necessary to maintain the facade of a building.

Frequency of Façade Inspections

If at any time there is concern about the safety or stability of the Façade, an inspection should be conducted immediately.

Initial Inspection:

1. For each Building where the certificate of occupancy was issued prior to the effective date of the legislation, which are more than 5 years old, an initial inspection of the Façade to determine to

determine if conditions exist that immediately or potentially affect the integrity of the Façade components as well as the moisture protection systems such as visually observable joints, flashings and weeps which can cause deterioration of the underlying Structure shall take place within

- a. 2 years after the effective date of the legislation; or
 - b. 60 days after observable damage to the Façade.
2. For each Building where a certificate of occupancy was issued after the effective date of these policies, an initial Façade inspection (as defined above) shall be undertaken within 5 years of the effective date of these policies.

Subsequent Inspections:

1. The purpose of the subsequent inspections is to determine if progressive conditions exist that affect the integrity of the Façade components, including deterioration of moisture protection systems such as visually observable joints, flashings, and weeps. These conditions should be evaluated to determine whether they could lead to deterioration of the Façade components or any underlying PLBS components. The inspection should also identify issues of immediate concern. The subsequent inspection should recommend when the next inspection should take place. In any case the next inspection date shall not exceed 5 years thereafter.

OTHER REQUIREMENTS:

Communication Requirements to Local Building Code Authorities:

If an emergent life safety concern or a concern regarding the stability of the Structure or Façade is identified in the inspection reports, the inspector must notify the governing board of the community association, any management company, and appropriate local governmental permitting and inspection authorities, and/or an equivalent government department, in writing and record the date of receipt of notice.

Funding Repair of Emergent Life Safety Issues:

The governing board of a community association must have the power to impose a special assessment or borrow funds necessary to make immediate repairs to the Structure and/or Façade for emergency life safety issues without a vote of the membership.

Best Practice Recommendations:

Best practice recommendations are not statutory recommendations, but best practices. These policies are not intended to be a part of the Transition Process from the developer and are intended solely to establish a basis for monitoring ongoing deterioration of the Building's Structure and Façade due to aging.

If the developer is still in control of the building at the time of a recommended periodic inspection, this inspection should be performed by an Architect or Engineer with the cost of this inspection included and funded from within the operating budget or within the reserve study.

Developer Obligations:

The Developer should be responsible for the following items when in control of the Association:

- a. Prepare an Initial Budget to include in governing documents.
- b. Include a Preliminary Reserve Study prior to construction which should be updated as necessary during and at the completion of construction to reflect as built conditions. Reserve Study's shall be based on CAI's [Reserve Study Standards](#) (latest edition).
- c. Include in the Initial budget the cost and timing for periodic inspections as defined.
- d. Include in the initial budget the cost and timing to update the Preliminary Reserve Study and Maintenance Plan.
- e. Provide copies of all manufacturer/contractor warranties on all components.

Association Obligations:

The Association should be responsible for the following items after turnover of control:

- a. Include within their Reserve Study or Maintenance Plan the cost to update their Reserve Study and Maintenance Plan based on the best practices recommendation of a three-year cycle. The Reserve Study shall be based on the [CAI Reserve Study Standards](#) (Latest edition).
- b. In all situations where additional loads, such as planters are added to a Building or primary load bearing structure, or if existing components are relocated have a structural review performed to confirm structural adequacy. For parking garages with the change to electric vehicles this should include consideration of the additional weight of this type of vehicle.
- c. If components exist adjacent to the building which contain water that, if compromised, may impact Building structure, including, but not limited to, storm drains, water tanks, and adjacent water storage structures implement a periodic inspection schedule to match the frequencies outlined within the policy.
- d. Perform periodic reviews of all life safety mechanical systems such as fire protection systems.
- e. Include within their Reserve Study the cost and timing of all required corrective maintenance identified as a part of the periodic structure and façade inspections.

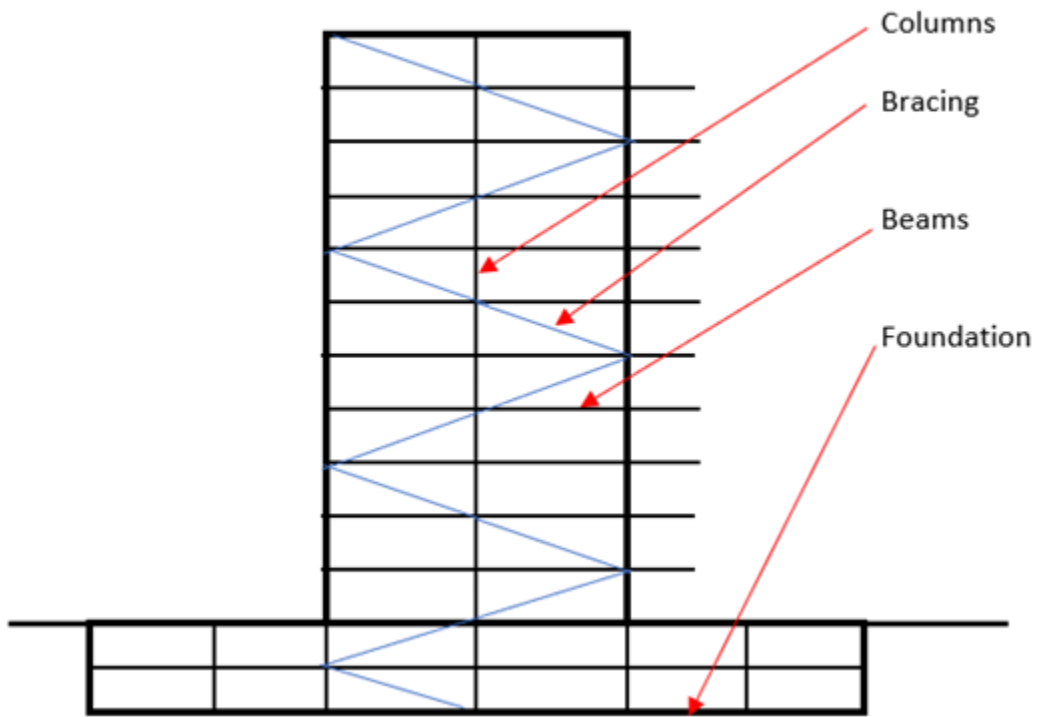
Communication Requirements to Residents:

1. Provide residents with a summary report of the condition of the building and a plan to address pending corrective maintenance issues and funding within 120 days after each inspection. The summary report should highlight:
 - a. the priority items of concern
 - b. the timeline for corrective maintenance
 - c. funding requirements
 - d. the results and recommendations of the inspection report.
2. The summary report should provide information on where the full report is available for review on request, and in an easily accessible location, such as a website. All reports should be saved for reference and used to monitor progressive conditions.
3. Include in resale disclosure statements notice of any known or pending special assessment that has been approved by the board or is reasonably anticipated to be approved by the board within 6 months in advance of the actual assessment.

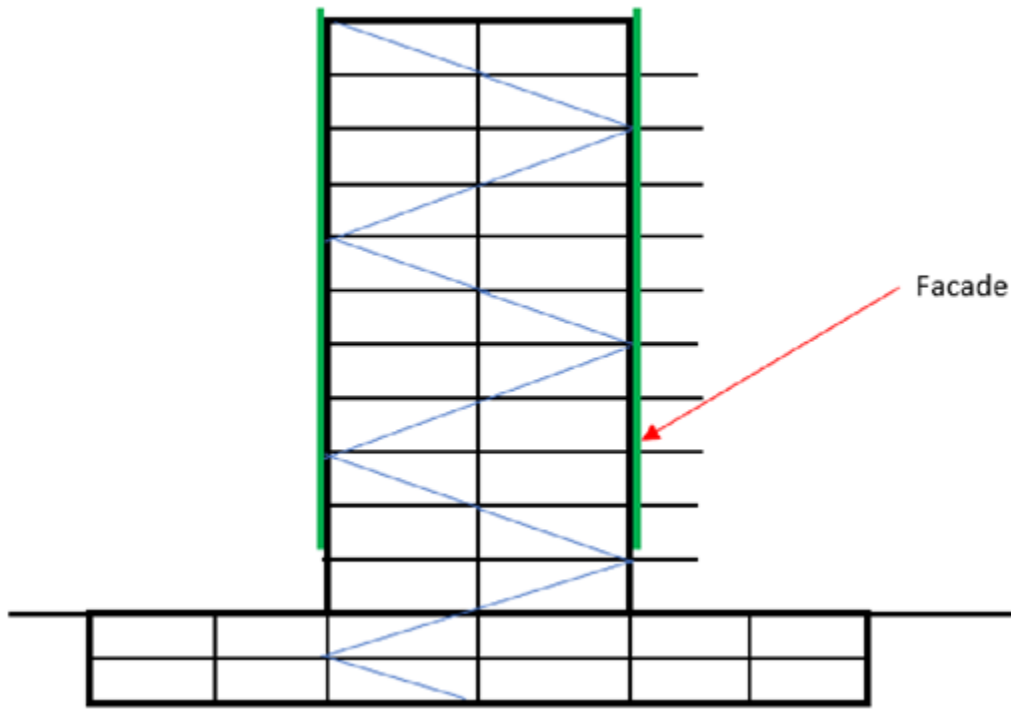
Other Factors:

1. Planning and funding mechanisms for Corrective Maintenance and Preventive Maintenance of the common area components including the Structure and Façade of the Building as they age. This is not limited to the components included within the reserve study as defined within the Reserve Study Standards.
2. Addressing the risk of disasters and emergency events.
3. Anticipating procedures for disposition of the project when the building and systems are economically obsolete (i.e., when the cost of repair or renovation exceeds the value of the project).

Supplemental Diagrams for Reference:

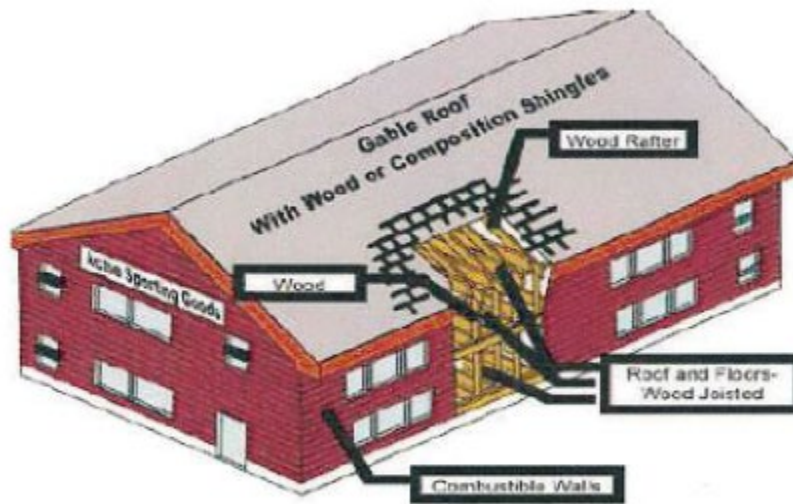


Structure



Facade

ISO 1 – Frame (combustible walls or roof)



Source: www.isopropertyresources.com



Combination ISO Above (Not included) and Structure Below (Included)



Summary of State Building Inspection Laws and Legislation (As of June 2024)

FLORIDA

[553.899 Mandatory structural inspections for condominium 188 and cooperative buildings.](#)—A condominium association under chapter 718 and a cooperative association under chapter 719, and mixed-use buildings, must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year before in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of the occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the inspection.

Status: PASSED AND APPROVED BY GOVERNOR on May 26, 2022; Became effective upon becoming a law. Updates to law PASSED AND APPROVED BY GOVERNOR on June 9, 2023.

NEW JERSEY

[C.52:27D-119 et seq An ACT concerning structural integrity regulation for certain residential structures](#) – Under the new law, new buildings are required to undergo inspection within 15 years. For subsequent inspections and existing buildings, buildings that are less than 20 years old must undergo inspections at least every 10 years. For buildings that are more than 20 years old, inspections must take place at least every 5 years

Status: PASSED AND APPROVED BY GOVERNOR on January 8, 2024. Became effective upon signature.

VIRGINIA

[SB 740, Common interest communities; standards for structural integrity and reserves for capital components.](#)

This legislation creates a Work Group under the Virginia Department of Professional and Occupational Regulation to analyze the adequacy of existing law to address structural integrity and reserves in common interest communities. This important legislation addresses the adequacy of the Commonwealth's current regulation and standards for structural integrity in common interest communities. This legislation requires a report on the work group's findings and legislative recommendations to be provided to the Senate and House Committees on General Laws on April 1st, 2023.

Status: PASSED AND APPROVED BY GOVERNOR on April 11, 2022; Became effective July 1, 2022.

Report published on April 3, 2023: [Department of Professional and Occupational Regulation Study of the Adequacy of Current Laws Addressing Standards for Structural Integrity and for Maintaining Reserves to Repair, Replace, or Restore Capital Components in Common Interest Communities pursuant to Senate Bill 740 \(2022\).](#)



Summary of Local Building Inspection and Facade Laws and Ordinances (As of June 2024)

Building Inspection Laws

Several Localities have laws that outline building inspection rules and frequency:

- [California](#)
- [Denver, CO](#)
- [Florida, Broward County, City of Ventura,](#) and [Miami-Dade County](#)
- [New Castle County, DE](#)
- [New Jersey and Jersey City](#)
- [Seattle, WA](#)

Facade Inspection Ordinances

Additionally, several Municipalities have their own facade inspection ordinances on record:

- | | |
|------------------------------|---|
| • Boston | • Milwaukee |
| • Chicago | • New York City |
| • Cincinnati | • New Castle County, DE |
| • Cleveland | • Philadelphia |
| • Columbus | • Pittsburgh |
| • Detroit | • San Francisco |
| | • St Louis |



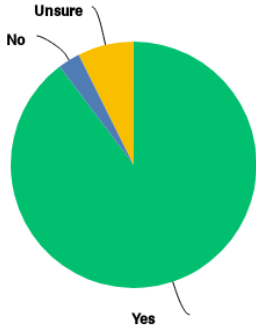
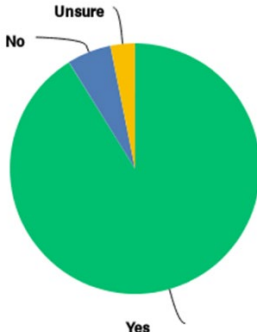
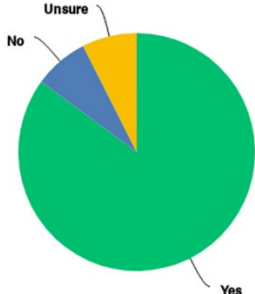
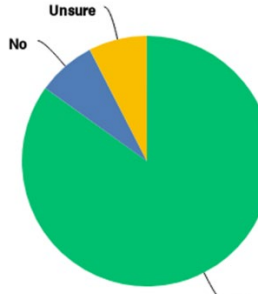
Public Policy Development Survey Data Summary (September 2021)

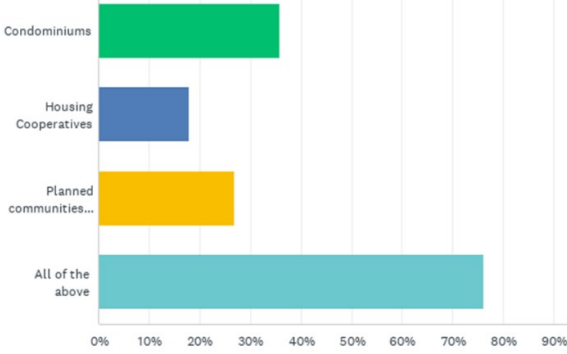
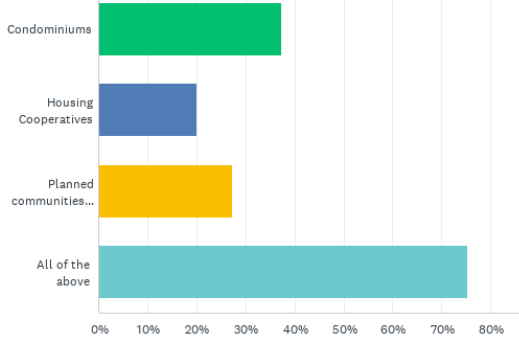
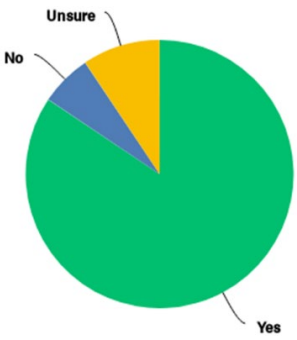
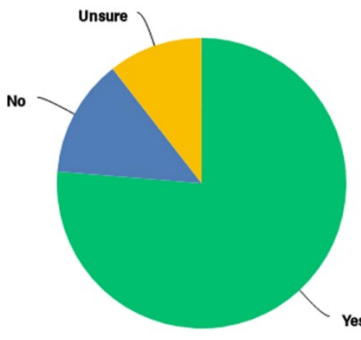
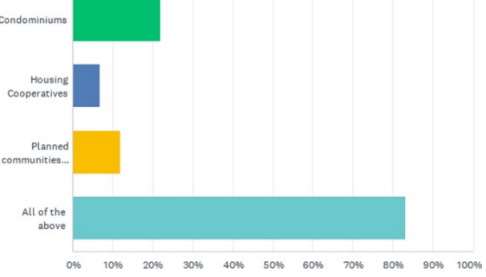
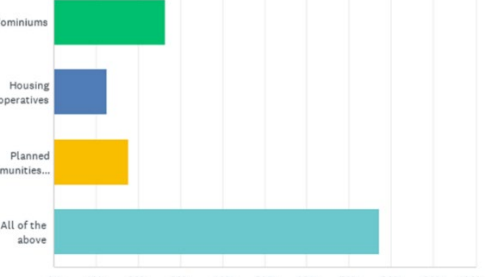
CAI fielded two surveys to capture the organization’s membership feedback on the policy recommendations.

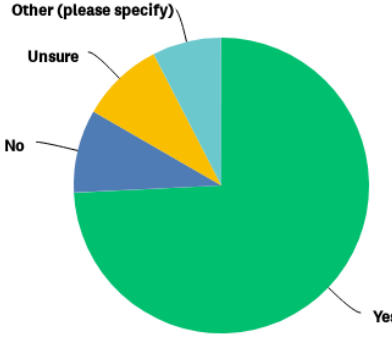
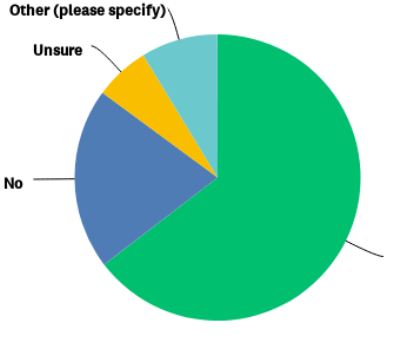
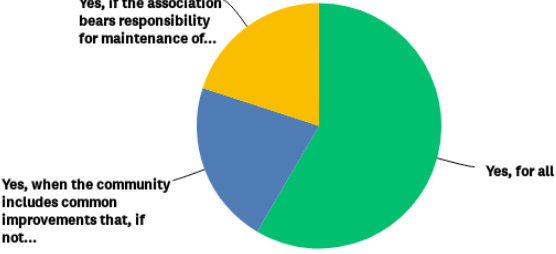
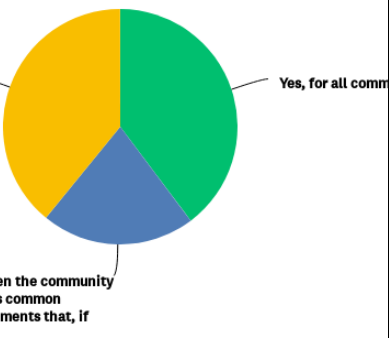
1. CAI legislative action committees, Member Representation Groups (MRGS), and CAI’s College of Community Association Lawyers Board of Governors - (161 respondents)
2. Community Conversation Surfside, Fla. (webinar), attendees - (68 respondents)

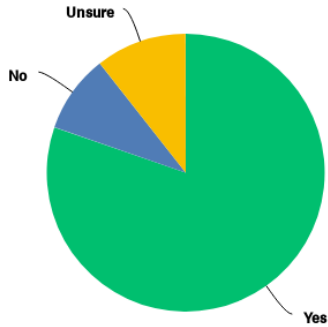
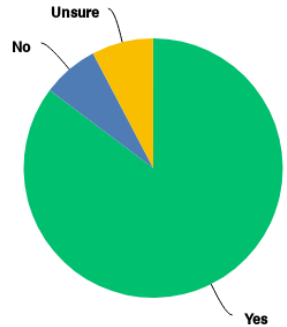
Reserve Study & Funding Public Policy Recommendation Survey Results

Survey Question	CAI General Membership Response Rate	CAI Stakeholder Group Response Rate (CAI LACs/MRGS/CCAL BOG)
Do you support state law that requires reserve studies to be prepared in compliance with National Reserve Study Standards?	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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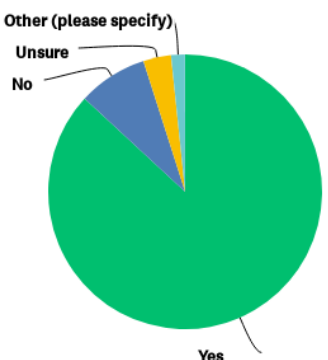
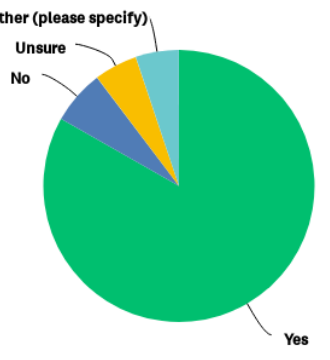
Survey Question	CAI General Membership Response Rate		CAI Stakeholder Group Response Rate (CAI LACs/MRGS/CCAL BOG)	
is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study. Component inventory, Life and valuation estimates, and Funding plan	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	83.58%	Yes	79.87%
	No	4.48%	No	11.95%
	Unsure	11.94%	Unsure	8.18%
	TOTAL		TOTAL	
Do you support state law that mandates the developer provide a "Level 1 Full Reserve Study" at transition/tur nover from declarant control to homeowner control?				
	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	89.71%	Yes	91.14%
	No	2.94%	No	5.70%
	Unsure	7.35%	Unsure	3.16%
TOTAL		TOTAL		
Do you support state law that mandates the developer fund the reserve study prior to transition/tur nover to homeowner control?				
	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	85.07%	Yes	84.91%
	No	7.46%	No	7.55%
	Unsure	7.46%	Unsure	7.55%
TOTAL		TOTAL		

Survey Question	CAI General Membership Response Rate	CAI Stakeholder Group Response Rate (CAI LACs/MRGS/CCAL BOG)																								
Do you support state law that provides for mandatory full reserve study; including site inspection and funding plan for: (Check all that apply)	<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Condominiums</td><td>35</td></tr><tr><td>Housing Cooperatives</td><td>17</td></tr><tr><td>Planned communities with major shared components for the member's unit or dwelling or significant infrastructure (i.e. roads, street lighting, amenities, etc.) Significant infrastructure or major shared components is defined as components whose cumulative replacement costs exceed \$10,000.</td><td>26</td></tr><tr><td>All of the above</td><td>76</td></tr><tr><td>Total Respondents: 67</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Condominiums	35	Housing Cooperatives	17	Planned communities with major shared components for the member's unit or dwelling or significant infrastructure (i.e. roads, street lighting, amenities, etc.) Significant infrastructure or major shared components is defined as components whose cumulative replacement costs exceed \$10,000.	26	All of the above	76	Total Respondents: 67		<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Condominiums</td><td>35</td></tr><tr><td>Housing Cooperatives</td><td>20</td></tr><tr><td>Planned communities with major shared components for the member's unit or dwelling or significant infrastructure (i.e. roads, street lighting, amenities, etc.) Significant infrastructure or major shared components is defined as components whose cumulative replacement costs exceed \$10,000.</td><td>25</td></tr><tr><td>All of the above</td><td>75</td></tr><tr><td>Total Respondents: 150</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Condominiums	35	Housing Cooperatives	20	Planned communities with major shared components for the member's unit or dwelling or significant infrastructure (i.e. roads, street lighting, amenities, etc.) Significant infrastructure or major shared components is defined as components whose cumulative replacement costs exceed \$10,000.	25	All of the above	75	Total Respondents: 150	
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Do you support law that requires full reserve studies be conducted on a regular basis?	<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Yes</td><td>84.38%</td></tr><tr><td>No</td><td>6.25%</td></tr><tr><td>Unsure</td><td>9.38%</td></tr><tr><td>TOTAL</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Yes	84.38%	No	6.25%	Unsure	9.38%	TOTAL		<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Yes</td><td>76.32%</td></tr><tr><td>No</td><td>13.16%</td></tr><tr><td>Unsure</td><td>10.53%</td></tr><tr><td>TOTAL</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Yes	76.32%	No	13.16%	Unsure	10.53%	TOTAL					
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Do you OPPOSE state law that allows community association owners to opt-out of funding mandatory reserves?	<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>74.24%</td></tr><tr><td>No</td><td>9.09%</td></tr><tr><td>Unsure</td><td>9.09%</td></tr><tr><td>Other (please specify)</td><td>7.58%</td></tr><tr><td colspan="2">TOTAL</td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	74.24%	No	9.09%	Unsure	9.09%	Other (please specify)	7.58%	TOTAL		<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>64.60%</td></tr><tr><td>No</td><td>20.50%</td></tr><tr><td>Unsure</td><td>6.21%</td></tr><tr><td>Other (please specify)</td><td>8.70%</td></tr><tr><td colspan="2">TOTAL</td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	64.60%	No	20.50%	Unsure	6.21%	Other (please specify)	8.70%	TOTAL	
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Other (please specify)	8.70%																									
TOTAL																										
Do you support inclusion of funding for building/structural inspections for planned unit developments in reserve funding plans?	<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes, for all communities</td><td>39.7%</td></tr><tr><td>Yes, when the community includes common improvements that, if not adequately maintained, could present dangerous conditions and lead to injuries</td><td>21.1%</td></tr><tr><td>Yes, if the association bears responsibility for maintenance of common roofs, party walls, or structural aspects of the dwellings</td><td>39.0%</td></tr><tr><td colspan="2">TOTAL</td></tr></table>	ANSWER CHOICES	RESPONSES	Yes, for all communities	39.7%	Yes, when the community includes common improvements that, if not adequately maintained, could present dangerous conditions and lead to injuries	21.1%	Yes, if the association bears responsibility for maintenance of common roofs, party walls, or structural aspects of the dwellings	39.0%	TOTAL		<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes, for all communities</td><td>39.7%</td></tr><tr><td>Yes, when the community includes common improvements that, if not adequately maintained, could present dangerous conditions and lead to injuries</td><td>21.1%</td></tr><tr><td>Yes, if the association bears responsibility for maintenance of common roofs, party walls, or structural aspects of the dwellings</td><td>39.0%</td></tr><tr><td colspan="2">TOTAL</td></tr></table>	ANSWER CHOICES	RESPONSES	Yes, for all communities	39.7%	Yes, when the community includes common improvements that, if not adequately maintained, could present dangerous conditions and lead to injuries	21.1%	Yes, if the association bears responsibility for maintenance of common roofs, party walls, or structural aspects of the dwellings	39.0%	TOTAL					
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TOTAL																										

Survey Question	CAI General Membership Response Rate	CAI Stakeholder Group Response Rate (CAI LACs/MRGS/CCAL BOG)																				
Do you support state law that allows community association governing boards the authority to special assess without a vote of the membership to address life safety issue maintenance, repairs, or replacement?																						
	<table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>80.30%</td></tr><tr><td>No</td><td>9.09%</td></tr><tr><td>Unsure</td><td>10.61%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	80.30%	No	9.09%	Unsure	10.61%	TOTAL		<table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>85.26%</td></tr><tr><td>No</td><td>7.05%</td></tr><tr><td>Unsure</td><td>7.69%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	85.26%	No	7.05%	Unsure	7.69%	TOTAL	
	ANSWER CHOICES	RESPONSES																				
	Yes	80.30%																				
	No	9.09%																				
Unsure	10.61%																					
TOTAL																						
ANSWER CHOICES	RESPONSES																					
Yes	85.26%																					
No	7.05%																					
Unsure	7.69%																					
TOTAL																						

Building Maintenance & Structural Integrity Public Policy Recommendation Survey Results

Survey Question	CAI General Membership Response Rate	CAI Stakeholder Group Response Rate (CAI LACs/MRGs/CCAL BOG)																								
Do you support state laws that require the developer to provide, at or before turnover, a complete set of final approved architectural and engineering design drawings used for construction and for obtaining certificates of occupancy and any field changes affecting the structure components?	<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Yes</td><td>96.77%</td></tr><tr><td>No</td><td>0.00%</td></tr><tr><td>Unsure</td><td>1.61%</td></tr><tr><td>Other (please specify)</td><td>1.61%</td></tr><tr><td>TOTAL</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Yes	96.77%	No	0.00%	Unsure	1.61%	Other (please specify)	1.61%	TOTAL		<div><table><thead><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr></thead><tbody><tr><td>Yes</td><td>95.48%</td></tr><tr><td>No</td><td>0.65%</td></tr><tr><td>Unsure</td><td>1.29%</td></tr><tr><td>Other (please specify)</td><td>2.58%</td></tr><tr><td>TOTAL</td><td></td></tr></tbody></table></div>	ANSWER CHOICES	RESPONSES	Yes	95.48%	No	0.65%	Unsure	1.29%	Other (please specify)	2.58%	TOTAL	
ANSWER CHOICES	RESPONSES																									
Yes	96.77%																									
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TOTAL																										
ANSWER CHOICES	RESPONSES																									
Yes	95.48%																									
No	0.65%																									
Unsure	1.29%																									
Other (please specify)	2.58%																									
TOTAL																										
Do you support state law that requires the developer, at turnover or before, to provide a preventive maintenance schedule including all	<div></div>	<div></div>																								

Survey Question	CAI General Membership Response Rate		CAI Stakeholder Group Response Rate (CAI LACs/MRGs/CCAL BOG)	
components that are the responsibility of the association?	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	86.89%	Yes	83.23%
	No	8.20%	No	6.45%
	Unsure	3.28%	Unsure	5.16%
	Other (please specify)	1.64%	Other (please specify)	5.16%
	TOTAL		TOTAL	
Do you support state laws that require the developer to provide prospective purchasers a summary of the future building inspection requirements, together with the projected cost of time?				
	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	73.77%	Yes	67.53%
	No	11.48%	No	12.34%
	Unsure	9.84%	Unsure	11.69%
	Other (please specify)	4.92%	Other (please specify)	8.44%
TOTAL		TOTAL		
Do you support laws that requires buildings to be inspected every 10 years until the building is 20 years old, then every 5 years thereafter unless otherwise recommended by the prior inspection?				
	ANSWER CHOICES	RESPONSES	ANSWER CHOICES	RESPONSES
	Yes	65.57%	Yes	65.16%
	No	3.28%	No	7.74%
	Unsure	9.84%	Unsure	12.90%
	Other (please specify)	21.31%	Other (please specify)	14.19%
TOTAL		TOTAL		

Survey Question	CAI General Membership Response Rate	CAI Stakeholder Group Response Rate (CAI LACs/MRGs/CCAL BOG)																								
Do you support laws that require a building inspection be conducted by a licensed engineer or architect?	<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>93.55%</td></tr><tr><td>No</td><td>0.00%</td></tr><tr><td>Unsure</td><td>0.00%</td></tr><tr><td>Other (please specify)</td><td>6.45%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	93.55%	No	0.00%	Unsure	0.00%	Other (please specify)	6.45%	TOTAL		<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>82.47%</td></tr><tr><td>No</td><td>4.55%</td></tr><tr><td>Unsure</td><td>5.19%</td></tr><tr><td>Other (please specify)</td><td>7.79%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	82.47%	No	4.55%	Unsure	5.19%	Other (please specify)	7.79%	TOTAL	
ANSWER CHOICES	RESPONSES																									
Yes	93.55%																									
No	0.00%																									
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Other (please specify)	6.45%																									
TOTAL																										
ANSWER CHOICES	RESPONSES																									
Yes	82.47%																									
No	4.55%																									
Unsure	5.19%																									
Other (please specify)	7.79%																									
TOTAL																										
Do you support laws that require, for buildings older than 10 years old, the first inspection shall take place within 2 years after the law is passed?	<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>74.19%</td></tr><tr><td>No</td><td>4.84%</td></tr><tr><td>Unsure</td><td>12.90%</td></tr><tr><td>Other (please specify)</td><td>8.06%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	74.19%	No	4.84%	Unsure	12.90%	Other (please specify)	8.06%	TOTAL		<div></div> <table><tr><th>ANSWER CHOICES</th><th>RESPONSES</th></tr><tr><td>Yes</td><td>71.43%</td></tr><tr><td>No</td><td>8.44%</td></tr><tr><td>Unsure</td><td>9.74%</td></tr><tr><td>Other (please specify)</td><td>10.39%</td></tr><tr><td>TOTAL</td><td></td></tr></table>	ANSWER CHOICES	RESPONSES	Yes	71.43%	No	8.44%	Unsure	9.74%	Other (please specify)	10.39%	TOTAL	
ANSWER CHOICES	RESPONSES																									
Yes	74.19%																									
No	4.84%																									
Unsure	12.90%																									
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TOTAL																										
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TOTAL																										



FEDERAL SOLUTIONS AND POLICY PRIORITIES

Federal Policy Priorities to Mitigate Financial Burdens of Structural Analysis & Corrective Maintenance at the Municipal and Household Levels

Executive Summary

Following the tragic Champlain Towers South condominium collapse on June 24, 2021, Community Associations Institute (CAI) has been engaging in conversations, researching, surveying, thinking, and strategizing about what meaningful changes can be made to support structural integrity and safety of condominium buildings.

This segment of the report recommends changes in Federal law and regulation to incentivize timely compliance with CAI adopted public policies with an emphasis on disaster mitigation through building inspection and structural integrity. The recommendations address financial burdens on municipalities and households resulting from periodic structural analysis inspections of covered community association housing.

Priority 1 eases financial burdens on local governments of increased structural analysis inspections by clarifying—or authorizing, if necessary—that inspection of aging covered community association housing is an eligible use of Community Development Block Grant (CDBG) funds. CAI seeks clarification/waiver from U.S. Department of Housing & Urban Development (HUD) that municipalities may use CDBG funds for covered community association structural inspections

Priority 2 engages federal housing agencies to develop government insured or guaranteed corrective maintenance loan products. CAI seeks federal housing agency insurance and/or guarantee of blanket condominium rehabilitation loans secured by assessment income.

Priority 3 and 4 ease financial impacts of corrective maintenance on households through amendments to the Internal Revenue Code to provide pre-loss access to disaster recovery tax deductions and authorizing a federal income tax deduction for interest paid on community association loans funding corrective maintenance.

- **Priority 3**—CAI seeks pre-disaster access to federal uninsured loss disaster personal income tax deduction for community association households following determination of major risk of structural failure for a 10-year period
- **Priority 4**—CAI seeks federal income tax deduction for owner pro rata interest paid on loans funding community association corrective maintenance secured by assessment income

FEDERAL POLICY PRIORITIES

In Depth Description of Federal Policy Priorities

Priority 1. Waiver of CDBG Rules to Facilitate Municipal Government Funded Structural Analyses of Covered Community Association Structures

National Purpose Objectives of CDBG Program

Grantees must use CDBG funds in a manner consistent with at least one of the program's three national objectives: (1) low-and moderate-income area benefit; (2) prevention or elimination of slum/blight; and (3) meeting urgent

community needs arising from a serious and immediate threat to public health and welfare.¹ Structural inspections of aging covered community association housing may be eligible CDBG funded costs pursuant to national objective 3, which is often the basis for CDBG funding of code enforcement following a major declared disaster.

Overview of CDBG Code Enforcement Program

Section 105(a)(3) of the Housing and Community Development Act of 1974 (88 Stat. 641) authorizes CDBG grantees to use program funds for “code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public improvements and services to be provided, may be expected to arrest the decline of the area.” HUD regulations at 24 CFR 570.202(c) provide that CDBG grantees may use funds to supplement costs associated with code enforcement, including “salaries and related expenses of code enforcement inspectors and legal proceedings...” HUD guidance further interprets CDBG code enforcement activities through Notice CPD-14-016.²

HUD Notice CPD-14-016 links code enforcement to protecting public health and safety.³ The notice acknowledges general categories of local government approaches to code enforcement. Code enforcement activities prevent, detect, and investigate violations of local statutes to protect public health, safety, and welfare. Code enforcement supports property values through enforcement of minimum aesthetic standards. Additionally, code enforcement may be directed at structures or non-structural elements (e.g., community cleanliness, etc.).⁴ CDBG recipients may use CDBG funds to offset costs of providing code enforcement inspections by staff or by contractors.⁵

Recommendation for CDBG Code Enforcement Funding for Structural Analysis of Aging Covered Community Association Housing

1. CAI seek clarification from HUD that municipalities may use CDBG grants to fund municipal staff and/or contractors to conduct structural inspections of aging covered community association housing structures pursuant to the program’s national objective of responding to imminent threats to public health and safety.
2. CAI seek a waiver from HUD determining the imminent threat national objective applies to aging covered community association housing structures irrespective of household income.

Priority 2. Federal Housing Agency Support for Corrective Maintenance Financing

The intent of modifying federal agency loan programs to permit support for covered community association corrective maintenance loans is to reduce the cost of credit and extend loan terms. It is hypothesized that lower lending costs combined with longer terms will reduce annual financial outlays by households, increasing the likelihood association households will support collective management actions. The following recommendation discusses loan programs of the Federal Housing Administration (FHA), Fannie Mae, and Freddie Mac.

Overview of Federal Housing Administration (FHA) Rehabilitation Loan Programs

¹ U.S. Department of Housing and Urban Development, “Guide to National Objectives and Eligible Activities for CDBG Entitlement Communities,” February 2001, p. 3-1. Available at <https://www.hudexchange.info/sites/onecpd/assets/File/CDBG-National-Objectives-Eligible-Activities-Chapter-3.pdf>.

² HUD Notice CPD-14-016, *Use of CDBG Funds for Code Enforcement Activities*.

³ Ibid., p. 3.

⁴ Ibid., p. 2.

⁵ Ibid., p. 4.

Section 234(d) of the National Housing Act authorizes FHA to insure blanket mortgages for the construction or rehabilitation of multifamily structures where housing units will be sold as individual condominium units upon project completion.⁶ While the 234(d) program remains statutorily authorized, the program is inactive due to lack of market demand and availability of market rate construction and rehabilitation financing.⁷

Other FHA multifamily rehabilitation mortgage insurance programs are directed to multifamily rental properties. The Section 223(e) FHA program⁸ supports rehabilitation of rental housing in declining and distressed areas but is inactive due to low participation.⁹ The FHA Section 223(f) and Section 220 programs insure mortgages used for substantial rehabilitation of multifamily rental properties and are active.

The Section 223(f) program has maximum loan-to-value (LTV) rates based on the income characteristics of residents. Pertinent to CAI is an 85% LTV for projects that meet the definition of affordable housing and 83.3% LTV for market rate properties. The 223(f) program requires that the remaining life of the project permit at least a 10-year loan term. The maximum loan term is 35 years or 75% of the estimated life of the project.¹⁰

The Section 220 program¹¹ focuses on rehabilitation of single family and multifamily rental properties in areas where local governments have concentrated code enforcement activity (e.g., urban renewal area, natural disaster area). Rehabilitation loans may not exceed 90 percent of the estimated cost of repair and rehabilitation work and the estimated value of the property prior to the repair/rehabilitation project. The maximum loan amortization is 40 years or 75 percent of the remaining economic life of the project, whichever is less.¹²

Overview of Fannie Mae and Freddie Mac Multifamily Loan Programs

Fannie Mae and Freddie Mac each have multifamily loan purchase programs that support the rehabilitation of multifamily properties. Due to the similarities in loan purchase programs only Fannie Mae programs will be discussed.

Under the Housing Cooperative Mortgage Purchase Program, Fannie Mae will purchase a mortgage secured by an eligible housing cooperative project. Mortgage terms range between 5 to 30 years with fixed rates, provided the project meets Fannie Mae eligibility requirements.¹³

The Fannie Mae Moderate Rehab Loan Program (MRLP) targets multifamily project owners that seek to improve the property at a minimum cost of \$8,000 per unit.¹⁴ The program is not currently designed to serve condominium associations. An example of this (other than property eligibility) is a requirement that 60% of budgeted improvements must be used for unit interior upgrades.¹⁵

Modifying FHA, Fannie Mae, and Freddie Mac Multifamily Rental Programs

⁶ [12 U.S.C. § 1715y\(d\)](#)

⁷ [U.S. Department of Housing and Urban Development, Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects: Section 234\(d\)](#).

⁸ [12 U.S.C. § 1715n\(e\)](#)

⁹ [U.S. Department of Housing and Urban Development, Mortgage Insurance for Purchase or Refinancing of Existing Multifamily Rental Housing: Sections 207/223\(f\)](#).

¹⁰ [U.S. Department of Housing and Urban Development, Mortgage Insurance for Purchase or Refinancing of Existing Multifamily Rental Housing: Sections 207/223\(f\)](#)

¹¹ [12 U.S.C § 1715k](#)

¹² [U.S. Department of Housing and Urban Development, Programs HUD, p. 51](#); (*emphasis added*).

¹³ [Fannie Mae Seller Guide, Part III, Chapter 8, Section 801](#)

¹⁴ [Fannie Mae Seller Guide, Part III, Chapter 3, Section 301](#).

¹⁵ *Ibid.*

No active programs at the federal housing agencies are suitable to support access to long-term, low-cost credit to fund corrective maintenance of common elements of covered community associations. The FHA Section 234(d) program is inactive, and more information should be sought to understand its prior operations and applicability to current needs.

Aspects of other FHA multifamily rental property rehabilitation loans may serve as pathways to amending and restarting the Section 234(d) program. Discussions with a broad number of stakeholders, including FHA, lenders, and community associations would be required to determine if the Section 234(d) program is a viable program in the current market and what statutory and administrative changes would be required to for the program to be repurposed.

Fannie Mae and Freddie Mac have greater flexibility in designing loan programs but are constrained by the Federal Housing Finance Agency (FHFA), which is conservator for both companies. FHFA has authority over Fannie Mae and Freddie Mac programs and activities and would be a mandatory stakeholder in any discussions.

While Fannie Mae and Freddie Mac have more flexibility, there is a concern over layers of risk. If the companies own or guarantee unit mortgages in the association, guaranteeing a blanket mortgage or other rehabilitation loan significantly increases risk.

Recommendation to Engage Lenders, Federal Agencies in Discussions on Corrective Maintenance Loan Programs

1. Engage with stakeholders in FHA, FHFA, Fannie Mae, Freddie Mac, and private lending community to determine how existing federal agency rehabilitation loan programs may be modified—statutorily or administratively—to permit the insurance or guarantee of loans used by covered community associations for corrective maintenance.

Priority 3. Extension of Federal Uninsured Disaster Loss Income Tax Deduction for Corrective Maintenance to Prevent Structural Failure

Overview of Uninsured Disaster Loss Federal Income Tax Deduction

Individuals and households in areas covered by a presidential disaster declaration may deduct uninsured casualty losses (subject to certain conditions and limitations) on federal income tax returns.¹⁶ The uninsured casualty loss deduction has been made available to homeowners to defray costs of replacing corrosive drywall and defective concrete foundations for a filer's primary residence, a use that is consistent with corrective maintenance.¹⁷ In 2017, Congress amended the uninsured casualty loss income tax deduction to provide enhanced benefits to individuals and households in presidentially designated disaster areas in 2016 and financed the enhanced benefits by limiting non-disaster casualty loss deductions from 2018 to 2025 (131 Stat. 2079). Allowing covered community association owner access to the uninsured disaster loss deduction will provide resources for corrective maintenance and reduce potential Federal government disaster response outlays.

Applicability of Uninsured Disaster Loss Federal Income Tax Deduction

President Biden issued a federal emergency declaration following the collapse of Champlain Tower South on June 25, 2021. As of September 16, 2021, \$890,537 in Individuals and Households Assistance and \$35,550,495 in Public

¹⁶ [26 U.S.C. § 165\(i\)](#) and [IRS Publication No. 547 \(2020\): Casualties, Disasters, and Thefts](#).

¹⁷ [IRS Revenue Procedure 2018-09: Casualty Loss Deduction for Damage to Personal Residence Related to Corrosive Drywall](#).

Assistance have been disbursed from the Disaster Relief Fund maintained by the Federal Emergency Management Agency (FEMA).¹⁸

In 2018, Congress amended disaster recovery statutes to make available additional resources for pre-disaster mitigation programs that seek to limit disaster damages through preventative measures (132 Stat. 3461).¹⁹ These provisions marked a shift in disaster response, with Congress emphasizing cost savings of pre-disaster mitigation.

Amending 42 USC § 125 to authorize a pre-disaster income tax deduction for a portion of a homeowner's pro rata share of corrective maintenance costs will decrease financial burdens. It is hypothesized that reducing per household corrective maintenance costs will increase household willingness to participate in collective risk management actions and limit future federal disaster expenditures.²⁰ Limiting the deduction to a 10-year period incentivizes covered community associations to promptly investigate structural integrity of common elements, take appropriate corrective action, and budget appropriately for future corrective maintenance costs.

Recommendation for Amendment to Internal Revenue Code to Allow for a Pre-Disaster Casualty Loss Deduction for Covered Community Association Homeowners to Expire 10-years after Enactment

1. Amend 42 USC § 125 to allow a 10-year time limited personal income tax deduction for pro rata share of association expenses to undertake corrective maintenance on association common elements based on a finding of substantial structural degradation that threatens health and safety of residents.

Priority 4. Pro Rata Interest Income Tax Deduction for Community Association Corrective Maintenance Loan

IV.1. Overview of Cooperative Mortgage Interest Deduction

26 USC § 163(h)(3) allows homeowners to deduct interest paid on a mortgage secured by residential real property. This provision is the basis for a personal federal income tax deduction for housing cooperative shareholders for interest paid by a cooperative corporation on debt used to “buy, build, change, improve, or maintain the cooperative’s housing, or on a debt to buy land.”²¹

The permissible individual deduction is calculated by dividing the total shares of stock in the housing cooperative by the number of an owner’s shares of stock and then dividing the total amount of interest paid by the quotient of the prior calculation. This calculation is typically managed by a housing cooperative corporation and eligible mortgage interest deductions reported to shareholders via IRS Form 1098.²²

Qualifying Association Loans Used for Corrective Maintenance for Interest Deduction

It is common for community associations to pledge assessments as collateral to secure a loan rather than real property. For mortgage interest to qualify as a deductible expense, the mortgage must (1) be secured by filer’s home (i.e., real property); (2) allow the real property to be used to satisfy the filer’s debt for non-payment; and (3) be recorded or perfected under applicable state law.²³

¹⁸ [Federal Emergency Management Agency, Florida Surfside Building Collapse, Emergency Declaration 3560-EM-FL.](#)

¹⁹ 42 U.S.C. § 5133

²⁰ Arkcoll, Kaylene, Chris Guilding, Dawne Lamminamki, Lisa McManus, and Jan Warnken, “Funding common property expenditure in multi-owned housing schemes,” *Property Management*, Vol. 31, No. 4 (2013), p. 282-296; Scheller, Daniel S., “The Effects of Neighborhood Democracy on Cooperation: A Laboratory Study,” *Journal of Urban Affairs*, Vol. 37, No. 5 (2015), p. 568-583; Yau, Young, “Willingness to Participate in Collective Action: The Case of Multiowned Housing Management,” *Journal of Urban Affairs*, Vol. 35, No. 2 (2013), p. 153-171.

²¹ [IRS Publication 936 \(2020\), Home Mortgage Interest Deduction.](#)

²² *Ibid.*, p. 9.

²³ *Ibid.*, p. 3.

As community association loans do not typically meet these qualifications, owners are not permitted to deduct pro rata shares of interest paid on association debts incurred to finance corrective maintenance. Modifying 26 USC § 163(h)(3) to permit community association homeowners to deduct a pro rata share of interest paid on debts secured by association assessments or other similar arrangements to finance corrective maintenance is hypothesized to reduce individual and household costs and increase willingness to engage in collective management activities.²⁴

Recommendation to Amend 26 USC § 163(h)(3) to Allow Deduction of Interest Paid on Loans Financing Corrective Maintenance

1. Amend 26 USC § 163(h)(3) to allow community association homeowners to deduct the pro rata share of interest payments on loans financing corrective maintenance pursuant to a structural analysis of association common elements to achieve parity with standards applicable to housing cooperative shareholders.

²⁴ See footnote 10.

**Appendix A: Summary of Federal Disaster Assistance Programs
Applicable to Structural Analysis and Corrective Maintenance Funding Sources**

Priority 1: Program Analysis		
Program Name	Program Details	Program Authorization, Regulation, & Guidance
<u>Community Development Block Grant Program</u>	<p><u>Summary</u> The Community Development Block Grant (CDBG) program has three national purposes: (1) low-and moderate-income area benefit; (2) prevention or elimination of slum/blight; and (3) meeting urgent community needs arising from a serious and immediate threat to public health and welfare. Within these national purposes, grantees may rehabilitate residential and non-residential properties and provide public services, among other permissible activities.</p> <p><u>CDBG Funds Authorized for Code Enforcement</u> Section 105(a)(3) of the Housing and Community Development Act of 1974 (88 Stat. 641) authorizes CDBG grantees to use program funds for code enforcement. <i>“code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public improvements and services to be provided, may be expected to arrest the decline of the area.”</i></p> <p>HUD regulations at 24 CFR 570.202(c) provide that CDBG grantees may use funds to supplement costs associated with code enforcement. HUD provides guidance on code enforcement activities through Notice CPD-14-016, which provides that CDBG recipients may use grant funds to offset costs of providing code enforcement inspections by staff or by contractors.</p> <p><u>Applicability to Disaster Response</u> One of the authorized code enforcement purposes of CDBG grants is inspection of structures following a major disaster or where there are threats to public health. Determining structural integrity of aging covered community association structures is within the spirit, if not letter, of this purpose.</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • Housing and Community Development Act of 1974 (88 STAT 633) • HCDA Section 105 (88 STAT 641; 42 U.S.C. § 5305) <p><u>Administration</u></p> <ul style="list-style-type: none"> • 24 CFR 570.202 • HUD Notice CPD-14-016

Priority 2: Program Analysis		
Program Name	Program Details	Program Authorization, Regulation, & Guidance
<u>FHA Section 234(d)—Insurance of Blanket Mortgage for Condominium Project</u>	<p><u>Summary</u> Section 234(d) of the National Housing Act authorizes FHA to insure blanket mortgages for the construction or rehabilitation of multifamily structures where housing units will be sold as individual condominium units upon project completion. HUD publishes annual loan limits for projects based on a formula that varies by number of bedrooms in each unit and based on the presence of elevators in the project.</p> <p>While the Section 234(d) program remains authorized in federal statute, developers have not sought FHA insurance for construction or rehabilitation loans through the program for several years.</p> <p><u>Applicability to Disaster Response</u> Exploration of the Section 234(d) program may be useful to lower financing costs of substantial rehabilitation projects at aging condominiums. Key considerations include the availability of conventional credit at competitive terms and the willingness of HUD to amend and reactivate a dormant program. A demonstration program may be an acceptable outcome.</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • Section 234(d) of the National Housing Act, 12 USC 1715y(d) • HUD Handbook 4580.1 <p><u>Administration</u></p> <ul style="list-style-type: none"> • U.S. Department of Housing and Urban Development, Office of Housing <p><u>Additional Information</u> Section 234(d) Program</p>

Priority 2: Program Analysis		
Program Name	Program Details	Program Authorization, Regulation, & Guidance
<u>FHA Section 223(e)—Multifamily Rental Mortgage Insurance Program for Older, Declining Areas</u>	<p><u>Summary</u> Section 223(e) of the National Housing Act authorizes FHA to insure mortgages used to purchase or rehabilitate multifamily rental projects in declining and distressed areas.</p> <p>Similar to the Section 234(d) program, the Section 223(e) program retains its statutory authorization, but the program is considered inactive by FHA due to low participation.</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • 12 USC 1715n(e) <p><u>Administration</u></p> <ul style="list-style-type: none"> • U.S. Department of Housing and Urban Development, Office of Housing
<u>FHA Section 223(f)—Multifamily Mortgage Insurance Programs</u>	<p><u>Summary</u> The Section 223(f) program allows FHA to insure a mortgage for a multifamily rental project. Minor repairs may be financed through the 223(f) program provided the repairs are completed within 12 months of loan closing.</p> <p>The Section 223(f) program may provide a model for amendments to the Section 234(d) program or similar loan guarantee or mortgage insurance option to lower costs of structural restoration projects.</p> <p><u>Loan Terms & Limitations</u> The 223(f) program has maximum loan-to-value (LTV) rates based on the income characteristics of residents. Pertinent to CAI is an 85% LTV for projects that meet the definition of affordable housing and 83.3% LTV for market rate properties.</p> <p>The 223(f) program requires that the remaining life of the project permit at least a 10-year loan term. The maximum loan term is 35 years or 75% of the estimated life of the project. FHA recently rescinded a requirement that projects have been completed or not undergone a rehabilitation in the 3 years immediately prior to applying for Section 223(f) mortgage insurance.</p> <p><u>Applicability to Disaster Response</u> Allowing aging condominiums access to the 223(f) program will require a statutory change. However, FHA insurance may allow a condominium to refinance debt incurred due to a rehabilitation project at more favorable terms. Importantly, FHA has expanded a pilot program that coordinated Section 223(f) mortgage insurance with projects qualifying for LIHTCs.</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • 12 USC 1713 • 12 USC 1715n(f) <p><u>Administration</u></p> <ul style="list-style-type: none"> • U.S. Department of Housing and Urban Development, Office of Housing <p><u>Additional Information</u></p> <ul style="list-style-type: none"> • HUD Notice H 20-03: Revision of the Section 223(f) Policy Requiring Three Years of Post-Construction Sustained Occupancy • Mortgage Insurance for Purchase or Refinancing of Existing Multifamily Rental Housing: Sections 207/223(f)
<u>FHA Section 220—Mortgage Insurance for</u>	<p><u>Summary</u> The Section 220 focuses on rehabilitation of single family and multifamily rental properties in areas where</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • 12 USC 1715k • 24 CFR 200

Priority 2: Program Analysis		
Program Name	Program Details	Program Authorization, Regulation, & Guidance
<u>Rental Housing for Urban Renewal and Concentrated Development Areas</u>	<p>local governments have concentrated code enforcement activity (e.g., urban renewal area, natural disaster area).</p> <p><u>Loan Terms & Limitations</u> Rehabilitation loans may not exceed 90 percent of the estimated cost of repair and rehabilitation work and the estimated value of the property prior to the repair/rehabilitation project. The maximum loan amortization is 40 years or 75 percent of the remaining economic life of the project, whichever is less.</p> <p><u>Similar FHA Multifamily Rehabilitation Mortgage Insurance Programs</u> FHA additionally maintains the agency's Section 221(d)(3) and (4) programs that insure mortgages for multifamily rental projects that are designated for the elderly or housing cooperatives serving moderate income families (see also 24 CFR 221). The 221 programs offer mortgage insurance for loans financing construction or substantial rehabilitation of the property with 221(d)(3) typically used by nonprofit housing providers and 221(d)(4) used by for profit housing providers.</p> <p><u>Applicability to Disaster Response</u> Allowing aging condominiums access to the 220 and 221(d)(4) programs will require a statutory change. However, FHA insurance may allow a condominium to refinance debt incurred due to a rehabilitation project at more favorable terms.</p>	<p><u>Administration</u></p> <ul style="list-style-type: none"> U.S. Department of Housing and Urban Development, Office of Housing
<u>Fannie Mae and Freddie Mac Multifamily Rehabilitation Loan Programs</u> <u>Fannie Mae, Freddie Mac, cont.</u>	<p><u>Summary</u> Fannie Mae and Freddie Mac each have multifamily loan purchase programs that support the rehabilitation of multifamily properties. Due to the similarities in loan purchase programs only Fannie Mae programs are discussed below.</p> <p><u>Fannie Mae Multifamily Loan Programs</u></p> <ul style="list-style-type: none"> <i>Housing Cooperative Mortgage Purchase Program</i>—Fannie Mae will purchase a mortgage secured by an eligible housing cooperative project. Mortgage terms range between 5 to 30 years with fixed rates. provided the project meets delivery requirements of Section 800 of the Multifamily Seller Guide. Mortgage terms range between 5 to 30 years with fixed rates. <i>Moderate Rehab Loan Program (MRLP)</i>—The Fannie Mae MRLP is targeted at multifamily project 	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> Federal National Mortgage Association Charter Act, 12 USC 1716 et seq. Federal Home Loan Mortgage Corporation Act, 12 USE 1451 et seq. <p><u>Administration</u></p> <ul style="list-style-type: none"> Fannie Mae and Freddie Mac, subject to supervision of the Federal Housing Finance Agency

Priority 2: Program Analysis		
Program Name	Program Details	Program Authorization, Regulation, & Guidance
	<p>owners that seek to improve the property at a minimum cost of \$8,000 per unit. The program is not currently designed to serve condominium associations. An example of this (other than property eligibility) is a requirement that 60% of budgeted improvements must be used for unit interior upgrades.</p> <p><u>Applicability to Disaster Response</u> Similar to FHA mortgage insurance, adjustments to Fannie Mae and Freddie Mac multifamily rehabilitation loan products to include distressed condominiums will increase the supply of credit for rehabilitation projects and provide more favorable terms.</p>	
<u>SBA Disaster Loan Program</u>	<p><u>Summary</u> The Small Business Administration (SBA) makes available long-term, low interest loans to offset homeowner uninsured disaster losses. Under the SBA home and personal property loan program, homeowners may apply for loans up to \$200,000. Under the current program interest rates may not exceed 4% with amortizations of up to 30 years.</p> <p><u>Applicability to Disaster Response</u> Access to SBA disaster loans may allow homeowners to access low-cost, long-term financing to fund special assessment costs.</p>	<p><u>Statutory Authorization</u></p> <ul style="list-style-type: none"> • Small Business Act, 15 USC 636(b) • 13 CFR 123—Disaster Loan Program • SBA Disaster Assistance Program: SOP 50 30 9 <p><u>Administration</u></p> <ul style="list-style-type: none"> • Small Business Administration

Other Federal Policy Alternatives

- **Income Tax Deduction for Reserves Contribution**—CAI should consider policy supporting a federal income tax deduction for the portion of a community association homeowner’s annual assessments that fund association reserves, provided the association meets defined reserve requirement thresholds. The deduction should be subject to limitations and parameters that target relief for low to moderate income households.
- **Income Tax Deduction for Assessments**—CAI should consider seeking out new sponsors for [H.R. 4696, the “Helping Our Middle-Income Earners \(HOME\) Act.”](#) Introduced in the 114th Congress by U.S. Rep. Anna Eshoo (D-CA), the HOME Act allowed a federal income tax deduction of up to \$5,000 for community association assessments, subject to certain limitations.

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In addition to the above-mentioned individuals, hundreds of others contributed to the conversation and effort. Thank you to the hundreds of volunteers who contributed to the efforts of these public policy recommendations.

ADDITIONAL RESOURCES

Laws, Regulation, and Updating information may be found at www.condosafety.com.

[September/October 2021 Common Ground™ magazine](#), CAI's flagship publication. (*Champlain Towers South specific content*).

[May/June 2022 Common Ground TM magazine](#), CAI's flagship publication. (*Champlain Towers South and Condominium Safety specific content*).

[2021-2022 Statistical Review](#) published by the Foundation for Community Association Research.

[Reserve Studies and Management Best Practices Report](#) published by the Foundation for Community Association Research.

[Breaking Point: An assessment of aging infrastructure in community associations](#) published by the Foundation for Community Association Research.

[CAI Reserve Study Standards](#) published by the Foundation for Community Association Research July 2023.

[Community Association Maintenance Best Practices](#) published by the Foundation for Community Association Research 2023.

REPORT AWARDS AND RECOGNITIONS

[American Society of Association Executives \(ASAE\)](#): 2022 Power of Associations Silver Award Winner

[Public Affairs Council \(PAC\)](#): 2023 Public Affairs Council Lobbying Strategy Innovation Award

[Women in Government Relations \(WGR\)](#): 2022 Excellence in Advocacy Awards – State Issue Campaign Finalist



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