

# HELP PROTECT YOUR COMMUNITY!

## 5 REASONS WHY YOU SHOULD CONTRIBUTE



**TENNESSEE**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

### What is the Tennessee Legislative Action Committee (LAC)?

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

### WHY WE NEED YOUR HELP

During legislative sessions in Tennessee, there are always pieces of legislation introduced that impact Tennessee's community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at

[www.advocacy.caionline.org](http://www.advocacy.caionline.org) or mail back your Dollar-a-Door or More donations form.

Additional information can be found on the Legislative Action Committee's website, [www.caionline.org/TNLAC](http://www.caionline.org/TNLAC).



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1

**Gives you a voice.** The volunteer committee represents the [approximately 749,000 Tennesseans living in 303,200 homes in more than 5,300 community associations](#) across the state. Your donation saves you and your community association money by protecting Tennessee's homeowner and condominium associations from burdensome legislation.

2

**Keeps you informed and involved.** The Tennessee Legislative Action Committee organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.

3

**Tracks legislation that could impact community associations.** In 2025, TN LAC actively tracked over 15 bills that either directly or indirectly impacted community associations. >> [www.caionline.org/LegislativeTracking](http://www.caionline.org/LegislativeTracking)

4

**Strengthens key relationships with lawmakers.** By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.

5

**Advocacy Successes.** Tennessee's legislative session began on January 14 and adjourned on April 25. The legislative session will carry over into 2026. In Feb., TN LAC appeared before the Tennessee Senate Commerce Committee at the state capitol in Nashville to educate legislators about the community association industry on behalf CAI and those living and working in community associations across the state. This meeting represented a critical opportunity for CAI to connect with key senate stakeholders. Below is a brief overview of the 2025 legislative session:

**HB 1069/SB 1013 – HOME-BASED CHILD CARE**—TN LAC **opposed** this legislation, which would have taken away a community's ability to regulate home-based childcare facilities within an association if the childcare owner has obtained proper state licenses and permits. The TN LAC urged legislators in Nashville to acknowledge the right of self-governance by homeowners in community associations who elect volunteers and have a vested interest in their own communities. This legislation does not align with CAI's Residential Childcare Facility Public Policy, which recognizes the right and the obligation of community associations to regulate certain activities within their communities, including reasonable rules and restrictions governing the presence of home-based childcare facilities, which may otherwise interfere with or disrupt the quiet enjoyment and day-to-day living for community residents. It also does not align with CAI's public policy on Government Regulation of Community Associations, which states that governance should occur at the lowest possible level. Communities must retain the ability to self-govern and adopt reasonable rules and regulations which best fit their needs, rather than rely upon federal- or state-imposed uniform approaches. CAI circulated an online call to action ahead of hearings in the House Cities and Counties Subcommittee and the Senate Commerce and Labor Committee, asking advocates to message their legislators on those committees and urge opposition to the legislation. In total, 24 Tennesseans sent a total of 25 messages to 6 different legislators in opposition to this legislation.

**Status: Bill Successfully Died in Committee**

**HB 871/SB 1079 – ESCROW FUNDS**—TN LAC **monitored** this legislation, which introduces new requirements for a declarant's access to, and use of deposits related to purchasing or reserving a condominium unit, and amends related property laws. It specifies that third-party lenders hold no liability for the use or return of these deposits unless they take control of the condominium project through foreclosure, limiting their liability to any undisbursed and unspent deposits. This legislation could impact developer billing for HOA fees. TN LAC will work to ensure that this legislation does not set a precedent for other types of HOA accounts.

**Status: Signed by Governor 4/11/2025**

# Dollar-a-Door or More!

## YOUR DONATION MAKES A DIFFERENCE



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### WAYS TO PLEDGE

#### >> Community Pledge

# of doors

X  \$1 or more

\$

#### >> Flat Rate Pledge

☐ \$100

☐ \$250

☐ \$500

☐ \$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return this Dollar-a-Door or More donations form. Most community association boards can legally allocate money to support the Tennessee Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

#### METHOD OF DONATION

- ☐ **ONLINE**— [www.caionline.org/LACDonate](http://www.caionline.org/LACDonate)
- ☐ **CHECK**— make payable to: **Tennessee Legislative Action Committee**

Association Name: \_\_\_\_\_

Management Company: \_\_\_\_\_

Community Manager: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Does your association agree to be recognized for its contribution by CAI? Yes / No

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

**Please return this completed form to the address below:**

**Tennessee Legislative Action Committee**

c/o Faye Ellis

211 Donelson Pike, Ste. 106 | Nashville, TN 37214

(888) 224-4321

## Thank you for your support!



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