

2026 MISSISSIPPI

Legislative Session Report



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CAI members, partners, and staff actively advocated on behalf of the [approximately 72,000 Mississippians living in 29,000 homes in approximately 1,000 community associations](#) across the state during the state's 2026 legislative session.

Legislative Overview

The Mississippi State Legislature convenes annually in regular session, which begins on the first Tuesday after the first Monday in January. In even numbered years, sessions lasts 90 days. This year, Mississippi's legislative session began on January 6 and adjourned on April 5, 2026. The bill introduction deadline was January 19, and the deadline for bills to be reported out of a committee was February 3. Bills not reported out of committee in their house of origin by this date died in committee.

2026 Key Bills of Interest to Community Associations in Mississippi

Below is a brief overview of highlights from the 2026 Mississippi State Legislative Session:

[SB 2644 Homeowners associations; cap fees for estoppel certificates](#)

CAI **opposed** SB 2644. This bill would place a \$200 cap on estoppel certificates, plus a \$50 cap on rush fees. It also states that documents must be delivered within 10 business days, and that delinquent fees cannot exceed \$100. An estoppel certificate, often referred to as resale certificates, includes information on assessments, outstanding fees associated with a property or homeowner, copies of the governing documents (the rules governing the association), insurance information, and other pertinent items.

Per CAI's [Disclosure Before Sales Public Policy](#), CAI recognizes that the preparer of the disclosure documents and resale certificates incurs expenses relating to the preparation and production of such documents and supports the right of the preparer to charge a reasonable fee for such transactions.

Without the ability to set fair amounts for the production and delivery of estoppel certificates, SB 2644 forces a community association to cover the gap for the real costs

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Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

associated with producing and delivering an estoppel certificate. This could mean higher assessments for all homeowners as communities struggle to make up the difference from their own operating budgets.

A petition was circulated among Mississippi advocates, asking for signatures to demonstrate to the bill sponsor that SB 2644 lacked support. 83 advocates from across Mississippi signed onto the petition.

Status: Successfully DIED in Committee.

Get Involved in CAI's Advocacy Work!

In addition to strong and effective advocacy work in Jackson, CAI provides information, resources, education programs and best practices designed to help you and your communities thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

[Learn more and join today!](#)

<p>Track MS Legislation CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI MS Legislative Resources and Contact Information Mississippi Legislative Resources CAI Advocacy Community Associations Institute - (888) 224-4321 - government@caionline.org</p>
<p>Support and Donate Today CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Mississippi. Learn More & Donate Today by Selecting "Issues Advancement Fund."</p>	

Review CAI's Public Policy Positions

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so sign up now to make your mark!

www.caionline.org/Ambassadors