



## 2024 Housing Policy Trends

### HOA and Condo Legislative and Regulatory Trends

Each year, Community Associations Institute (CAI) reviews historic trends, political climate, and conversations with lawmakers, industry experts, and thousands of association members, to develop policy issues impacting the 73.1 million Americans living in community associations (homeowners associations, condominiums, and cooperatives). We are pleased to present you with the community association industry's 2024 legislative and policy priorities:

- **Reserve studies and funding.** The support of laws that mandate reserve studies and the appropriation of funding for condominium and homeowners associations are expected to be discussed in numerous states this year. Following Fannie Mae's and Freddie Mac's continued push for condominium and housing cooperatives to obtain reserve studies and funding, mandatory reserve studies provide a logical solution. California, Colorado, Delaware, Florida, Hawaii, Maryland, Massachusetts, Michigan, Minnesota, Nevada, Ohio, Oregon, Utah, Tennessee, Virginia, and Washington have mandatory reserve study or funding requirements. That number is expected to grow in 2024. CAI has model language and appropriate solutions for legislators that allow communities practical timing to implement new requirements.
- **Access to affordable insurance.** Access to affordable property insurance coverage, especially for condominiums and housing cooperatives, has become increasingly challenging. Community associations have seen extraordinary, unaffordable premium increases. CAI's legislative action committees are working with state insurance commissioners, fair plans, and legislators to identify solutions to this crisis.
- **Environmental sustainability.** To address issues related to climate change and preserve the environment, community associations are navigating rules related to the installation and placement of solar devices and electric vehicle charging stations, as well as incentives for energy saving initiatives like window replacement and lighting choices.
- **Board member education and training.** Community association board members are faced with increasing responsibility to navigate compliance with local, state, and federal laws and greater complexities within communities. As these volunteer roles become more complex, legislators are looking for solutions to ensure volunteers have the proper training and education to fulfill their responsibilities. More states are considering mandatory education requirements for board members. CAI currently opposes mandatory board member education and supports board member education as a best practice.
- **Authority to fine and foreclose.** Rules are enforced with fines that could lead to foreclosure. An increasing number of legislatures have expressed concern about a possible foreclosure for a violation of a covenant. It is most important that CAI preserves community associations' authority to collect unpaid assessments when seriously delinquent and, as a last effort, through a lien and foreclosure process.
- **Dispute resolution.** Alternative dispute resolution is statutorily required in many states. Even where it isn't required by law, CAI advocates that communities adopt policy resolutions to offer



relief in housing-related disputes between individual unit owners as well as between owners and the association. Alternative dispute resolution is viewed as a preferable option to litigation.

- **Housing affordability.** CAI supports incentives providing access to homeownership, including the construction and rehabilitation of affordable housing units within the community association housing model. CAI does not support government preemption of lawful zoning and land use policies. Community association autonomy over lot size and use, including placement of multifamily structures on lots designated for single-family use by association covenants and placement of accessory dwelling units, should not be diminished by state policy.

**Free Resources!** Access resources relevant to each of CAI's 2024 advocacy priorities at [www.caionline.org/Advocacy/Priorities](http://www.caionline.org/Advocacy/Priorities) and keep up with CAI legislative efforts by subscribing to the CAI advocacy blog at [www.advocacy.caionline.org](http://www.advocacy.caionline.org).

**Connect with CAI today!**

Before considering legislation to address concerns from your constituents, please look to CAI as a resource to provide solutions. We have legislative action committees as well as state level chapters with homeowners, board members, community managers, attorneys, and other experts who can help your office navigate issues related to community associations in your state. [Find your local resources here.](#)

**Constituents In YOUR Community!** If you or your staff have any questions, would like to visit a homeowners association or condominium community in your state, or need additional resources, we are able to set up a time for you to connect with a local constituent community association. Please don't hesitate to reach out to my team at [government@caionline.org](mailto:government@caionline.org) or by phone at (888) 224-4321.

Sincerely,



Dawn M. Bauman, CAE  
Chief Strategy Officer  
Community Associations Institute (CAI)  
[dbauman@caionline.org](mailto:dbauman@caionline.org)  
703-867-5588



Phoebe E. Neseth, Esq.  
Senior Director, Government & Public Affairs  
Community Associations Institute (CAI)  
[pneseth@caionline.org](mailto:pneseth@caionline.org)  
703-970-9256

P.S.: Stay informed of trending community association issues and legislative updates by following us on [Twitter](#) at @CAIadvocacy.