



**IDAHO**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

## 2025 CAI Idaho Legislative Session Report

Community Associations Institute (CAI) Idaho Legislative Action Committee (ID LAC) spent the 2025 legislative session advocating on behalf of the [approximately 355,000 Idahoans living in 134,100 homes in nearly 3,000 community associations across the Gem State](#). Idaho's 2025 legislative session began on January 6 and adjourned April 4. Below are highlights from this session:

### **S 1026 URBAN AGRICULTURE – AMENDS AND ADDS TO EXISTING LAW TO REVISE A DEFINITION AND PERMIT RESIDENTIAL CHICKEN OWNERSHIP.**

The LAC **opposed** this bill due to its imposition of state-mandated one-size-fits-all rules applied unilaterally to every association in the state. The LAC sent out an advocacy campaign via email, encouraging Idaho residents to contact the House Agricultural Affairs Committee and express their opposition to the bill. A total of 26 advocates reached out to members of the Committee, totaling 442 messages sent.

S 1026 would have allowed "up to four (4) chickens per two-tenths (.2) of an acre" on every residential property in Idaho, with no limit set. An association would also not have been able to adopt reasonable rules and regulations in line with local ordinances, including a prohibition on roosters.

**Status:** **Successfully DIED in House Committee.**

### **H 361 HOMEOWNER'S ASSOCIATIONS – AMENDS AND ADDS TO EXISTING LAW TO REVISE PROVISIONS REGARDING DEFINITIONS AND FEE AND FINANCIAL DISCLOSURES AND TO ESTABLISH PROVISIONS TO PROVIDE FOR A PERIOD OF DECLARANT CONTROL, RESTRICTIONS ON BOARD MEMBERSHIP, AND PROXY VOTES.**

The LAC **supported** this bill, as it contains important provisions to set clear turnover rules for new communities and recognizes that smaller communities are fundamentally run differently than larger communities.

This bill sets a mandatory turnover from declarant control once 95% of a development is built and occupied. Under this legislation, a board must have at least 1/3 of members elected by homeowners up to 180 days after 75% of lots in a development have been sold. Additionally, the bill states that while proxy voting is allowed, no one owner may hold over 50% of proxy votes in an association over 20 units. Additionally, in associations over 20 units, members of the same household cannot occupy multiple board positions. Finally, the bill reaffirms existing laws stating that transfer fees must be expressly

allowed in the association covenants in order to be charged, and that an association cannot charge for statements of account.

**Status:** **Successfully PASSED. Effective July 1, 2025.**

#### **H 404 URBAN AGRICULTURE – AMENDS AND ADDS TO EXISTING LAW TO PROVIDE FOR RESIDENTIAL CHICKEN OWNERSHIP.**

The LAC **opposed** this bill due to its imposition of state-mandated one-size-fits-all rules applied unilaterally to every association in the state.

This bill would mandate that associations allow chickens to be kept on lots larger than 1/4 of an acre. Under this bill, an association may adopt reasonable rules and regulations, including a prohibition on roosters and mechanisms to control odor and manure management.

**Status:** **Successfully DIED in Committee.**

### **NOT A CAI MEMBER? BECOME A MEMBER TODAY!**

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 47,000 of them in [64 chapters worldwide](#).

[Join today!](#)

### **GET INVOLVED IN CAI Idaho ADVOCACY EFFORTS!**

#### **Track ID 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](#).

#### **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 Idaho. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select “Idaho.”

#### **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!

#### **CAI ID LAC and Chapter Contact Information:**

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