

# 2026 Idaho Legislative Session Report



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Community Associations Institute (CAI) Idaho Legislative Action Committee (ID LAC) spent the 2026 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.](#)

## Legislative Overview

Idaho's 2026 legislative session began on January 12, marking the start of a busy 82-day session which adjourned on April 2. Idaho lawmakers prepared 1,018 pieces of legislation over the last few months, a record over the last six years. The state budget was the focal point as lawmakers faced a projected \$58.3 million deficit heading into FY 2027. The 2026 Idaho legislative session was dominated by debates over tax cuts and state spending to help balance the budget.

During the 2026 legislative session, ID LAC tracked 11 pieces of legislation and directly advocated on several with potential impacts on the community association industry. Below is a brief overview of highlights from the 2026 Idaho Legislative Session:

## CAI OPPOSED THE BELOW BILLS

CAI LACs oppose legislation that is contradictory with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

### [H 708 Providing for Automatic Dissolution of Homeowner's Associations](#) / [H 963 Homeowners Associations and Joint Ownership Associations](#)

As introduced, this legislation would have created a new section of law, providing for the automatic dissolution of homeowner's associations after ten years following their inception. An association would have been required to hold a meeting of its membership before the automatic dissolution date and provide members to vote against the automatic dissolution, requiring a simple majority to maintain the association. If members vote against the automatic dissolution, the association would be required to hold a similar vote ten years following the first successful vote against automatic dissolution.

H 708's concept was reintroduced as part of another bill, H 963, later in the legislative session, however instead of full dissolution, it would have caused associations to shift to joint ownership associations unless owners vote otherwise after ten years of existence. A joint ownership association would only be

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authorized to maintain common areas and enforce rules directly related to the maintenance of common areas.

ID LAC **opposed this bill** and closely monitored its movement throughout the session. It received little discussion in committee and failed to meet committee deadline.

**Status: Successfully DIED in Committee.**

### **S 1277 Accessory Dwelling Units**

ID LAC **opposed this bill**, as it did not align with [CAI's Accessory Dwelling Unit Public Policy](#). CAI supports legislation encouraging self-governance and a community association's ability to reasonably regulate development consistent with its design and operational needs.

This bill would have mandated associations to allow all types of accessory dwelling units, not just the internal accessory dwelling units currently allowed by state law. This is a major infringement on the contractual rights of community associations to set their own rules regarding development.

A call to action email campaign went out, which led 13 advocates to send a total of 117 messages to members of the Senate Commerce and Human Resources Committee.

**Status: Successfully DIED in Committee.**

### **S 1354 Accessory Dwelling Units**

ID LAC **opposed this bill**, as it did not align with CAI's Accessory Dwelling Unit (ADU) Public Policy. This bill does not provide associations with the authority to levy additional assessments or fees to offset increased demands on infrastructure, parking, utilities, and amenities. If ADUs increase residential density, enabling legislation must ensure a fair way to assess the ADU owners for community upgrades.

Additionally, the bill does not explicitly protect the ability of associations to limit the rental of ADUs. Rental ADUs can fundamentally change the character of a community, and legislation authorizing ADUs must also provide a mechanism for associations to prohibit or limit the rental of ADUs to preserve community stability.

As introduced, the bill mandates that associations allow all types of ADUs unless expressly prohibited in their governing documents, or unless owners individually agreed in writing to adhere to new ADU restrictions. ID LAC members provided verbal testimony on behalf of communities statewide, resulting in amendments favorable to community associations. These changes reduce the number of allowable ADUs on a single property to one and clarified that association may adopt reasonable rules governing ADUs, such as architectural design consistency, size limits, setback requirements, open space requirements, parking controls, and bedroom requirements.

A call to action email campaign went out, which saw 33 advocates send a total of 520 messages to legislators urging their opposition of the bill at every stage of the legislative process. A second campaign, urging the Governor to veto the bill, saw 12 messages sent by 12 advocates.

**Status: Unsuccessfully PASSED. Signed by Governor on March 31, 2026 and will be effective July 1, 2026.**

## CAI MONITORED THE BELOW BILL

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

### [S 1342 Amending Existing Law Providing for Household Egg Production](#)

As introduced, this legislation would have amended existing law to allow single-family detached residences to allow for up to four hens for household egg production. The bill did allow for homeowner's associations to adopt and enforce reasonable regulations relating to sanitation, enclosures, and other measures at multifamily dwellings, as long as these measures did not prohibit the household egg production authorized by the bill.

ID LAC monitored this legislation.

**Status: DIED in House Committee.**

### *Get Involved in CAI's Idaho Advocacy Work through Your Local Chapter!*

In addition to strong and effective advocacy work in Boise, CAI's Idaho Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Idaho 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 at <https://www.idcai.org/>.

<p><b>Track ID Legislation</b> CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock <a href="#">here</a>.</p>	<p><b>CAI ID Legislative Resources and Contact Information</b> <a href="#">CAI Idaho Legislative Action Committee</a> - (888) 224-4321 <a href="#">CAI Idaho Chapter</a> - (208) 918-4717</p>
<p><b>Register now for CAI's 2026 Congressional Advocacy Summit in Washington D.C.</b> This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry. <a href="#">Register today!</a></p>	
<p><b>Support and Donate Today</b> 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. <a href="#">Learn More &amp; Donate Today</a> by Selecting "Idaho."</p>	

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## 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!



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