

# Help Support Your Community

## Donate \$1/Door or More!



**ALABAMA**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

Formed in 2012, CAI's Alabama Legislative Action Committee (AL LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact the approximately approximately 249,000 Alabamians who live in 100,000 homes in more than 3,000 community associations.

AL LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

**We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.**

### 2026 Priority Legislation: HB 248/SB 187

AL LAC [sought amendments](#) to this legislation. As most homeowners and condominium associations in Alabama are nonprofit corporations, this bill directly applies to our industry.

Unfortunately, SB 187 did not differentiate condominium associations from other nonprofits. Grouping condominium associations with all other nonprofits and regulating them unilaterally can cause harm and is unfair. Unlike commercial entities, condominiums are owner-funded, volunteer-governed, and budget-sensitive. Small procedural changes can materially increase assessments, litigation, and insurance costs for residents. What's more, condominium law already exists in Alabama statute under Title 35, and creating overlapping statutes create confusion and increase risk of litigation.

SB187 would have expanded an association's risk regarding records-requests and allowed expedited court review. Community association boards across Alabama and beyond already face frequent and sometimes abusive records requests. Additionally, the expedited access proposed could lead to a high likelihood of utilization as a time-saving measure rather than a last resort as intended. This change could have a financial impact on an association and its members. AL LAC suggested an amendment to allow reasonable response periods, require exhaustion of internal remedies, and permit limits on duplicative or bad-faith requests before utilizing the proposed system.

Under this legislation, courts could have taxed costs and fees against an association in expedited proceedings. Homeowners in community associations already pay assessments, in part to cover legal costs for their association. AL LAC supported an amendment to require courts to consider the nonprofit, owner-funded nature of condominium associations when allocating costs.

This bill also attempts to codify fiduciary duties and safe-harbor procedures. CAI has outlined rights and responsibilities for better communities. While CAI agrees that community association board members are bound to uphold their fiduciary duties, the language outlined in this legislation could have unintentionally raised liability risk for those who volunteer to serve on their community's board of directors.

An amendment was proposed which the LAC analyzed and supported. The amendment would have provided clearer rules and stronger legal protections for boards and governing members. It would have enhanced an association's ability to manage records requests, protect sensitive information, and resolve disputes more efficiently, while also offering liability protections in conflict-of-interest situations. Unfortunately, the amendment was not adopted by lawmakers.

**Status: Bill died and Indefinitely Postponed.**

### TOP REASONS TO CONTRIBUTE

**Protect Your Interests:** Your donation saves you and your community association money by protecting Alabama's homeowner and condominium associations from burdensome legislation.

**Stay Informed & Involved:** AL LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

**Track Key Legislation:** During the 2026 legislative session, AL LAC tracked 25 pieces of legislation, directly advocating on bills with potential implications on our industry.

**Ensure Lawmakers Are Informed & Connected With CAI:** By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, AL LAC can influence the outcome of legislation.

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## Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Alabama.



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



Scan to Donate

Go to [www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) and select "Alabama" or fill out this form and once completed, return it to:

CAI Headquarters  
c/o Community Associations Institute  
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Alabama Legislative Action Committee**

Most community association boards can legally allocate money to support the Alabama Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

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

### Option 1: Community Pledge

X

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*Number of Doors in Community*

*Pledge per Door (\$1 or More)*

*Total Pledge Amount*

### Option 2: Flat Rate Pledge

\$100

\$250

\$500

\$1,000

Other: \_\_\_\_\_