

# HELP PROTECT YOUR COMMUNITY!

## 5 REASONS WHY YOU SHOULD CONTRIBUTE



**UTAH**  
**LEGISLATIVE ACTION COMMITTEE**  
Community Associations Institute

### What is the Utah Legislative Action Committee?

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

### WHY WE NEED YOUR HELP

During legislative sessions in Utah, there are always pieces of legislation introduced that impact Utah community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at [www.advocacy.caionline.org](http://www.advocacy.caionline.org) or mail back your Dollar-a-Door or More donations form.

Additional information can be found on the Legislative Action Committee's website, [www.caionline.org/UTLAC](http://www.caionline.org/UTLAC).



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**1 Gives you a voice.** The volunteer committee represents the approximately 634,000 Utahns live in [more than 7,130 community associations](#) across the Beehive State. Your donation saves you and your community association money by protecting South Carolina's homeowner and condominium associations from burdensome legislation.

**2 Keeps you informed and involved.** The Utah Legislative Action Committee (LAC) organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.

**3 Tracks legislation that could impact community associations.** In 2024, the committee reviewed 40 bills that directly or indirectly impacted community associations >> [www.caionline.org/LegislativeTracking](http://www.caionline.org/LegislativeTracking)

**4 Strengthens key relationships with lawmakers.** By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.

**5 Advocacy Successes.** Out of 599 bills introduced in the House and 299 introduced in the Senate, the Utah Legislative Action Committee tracked 9 bills of relevance to community associations. The State Legislative Session began on January 16 and adjourned on March 1. Below is a brief overview from the 2024 Utah State Legislature:

**S.B. 31 Insurance Amendments**—This bill provides a comprehensive update to Utah's insurance statutes. The notable change in this bill is that it allows an association captive insurance company to provide homeowners insurance, subject to approval by the Utah Insurance Commissioner. **Status: SUCCESSFULLY PASSED, effective May 1, 2024.**

**H.B. 104 Property Owner Association Amendments**—This bill limits the authority of community associations to deny a unit owner's request to install industry-standard radon mitigation modifications. Denial of radon mitigation modifications can only be in instances where the installation would violate a building code, a local land use ordinance, a health code, or a fire code. Associations may impose rules on appearance and placement, so long as the rules do not interfere with the modification's functionality or increase the cost of installation by over 40%. Associations may additionally require proof of radon contamination and proof the modifications will be made by a licensed professional. Status: PASSED, effective May 1, 2024. **Status: SUCCESSFULLY PASSED**

[Click here to follow the important legislation CAI is tracking for 2024.](#)

# Dollar-a-Door or More!

## YOUR DONATION MAKES A DIFFERENCE



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### WAYS TO PLEDGE

#### >> Community Pledge

# of doors

X  \$1 or more

\$

#### >> Flat Rate Pledge

☐ \$100

☐ \$250

☐ \$500

☐ \$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return this Dollar-a-Door or More donations form. Most community association boards can legally allocate money to support the Utah Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

#### METHOD OF DONATION

- ☐ **ONLINE**— [www.caionline.org/LACDonate](http://www.caionline.org/LACDonate)
- ☐ **CHECK**— make payable to: **Utah Legislative Action Committee**

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

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

**Please return this completed form to the address below:**

**CAI Headquarters**

c/o Community Associations Institute

6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

(888) 224-4321

## Thank you for your support!



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