

Dear CAI California Legislative Action Committee Supporter,

The California Legislative Action Committee (CAI-CLAC) is a dedicated volunteer committee of Community Associations Institute (CAI), comprised of homeowners and professionals involved in common interest developments (CIDs). CAI-CLAC aims to foster positive relationships with State Legislators, advocating for the interests of approximately 55,000+ CIDs in California. By maintaining these relationships, CAI-CLAC ensures open communication channels regarding legislation impacting CIDs.

Each year, CAI-CLAC monitors pieces of legislation impacting common interest developments. Currently, we are tracking numerous bills, with top priorities listed below:

1. [SB 770 \(Allen\) – EV Charging Stations](#): This proposed legislation would delete the requirement for a homeowner that installs an EV charger in the association's common area to obtain a certificate of insurance that names the association as an additional insured.
2. [SB 625 \(Wahab\) – Housing Developments: disasters: reconstruction of destroyed or damaged structures](#): This bill would make any rule or document unenforceable if it blocks the rebuilding of a similar home after a declared disaster. It also creates an expedited architectural review process for rebuilding after a declared disaster.
3. [SB 681 \(Wahab\) Housing – HOA Fine Caps](#): This bill, among other things, creates a one-size-fits all approach that would place an arbitrary cap on the fines issued by HOAs at \$100 per violation.

Additionally, CAI-CLAC opposed AB 21 which sought to make unnecessary changes to 14 sections of the Davis Stirling Act and added two new sections dealing with association management and meeting procedures. Most changes would drastically increase cost and exposure to litigation. CAI-CLAC also opposed SB 677. This proposed legislation sought to prevent homeowner associations from imposing Covenants, Conditions and Restrictions (CC&Rs) that prohibit or unreasonably restrict housing developments or urban lot splits on single-family zoned districts statewide. We are happy to report that these bills are no longer under consideration this year. CAI-CLAC continues to be actively engaged in the regulatory arena, collaborating with the California Insurance Commissioner on issues affecting insurance for communities. While significant work remains, CAI-CLAC's initiatives have notably raised awareness of CID insurance issues among the California Legislature, the Department of Insurance, and the media.

Monitoring, advocating, and promoting grassroots efforts to support or oppose legislation is a costly endeavor. To maintain our high level of success, CAI-CLAC needs your support. We ask you to consider approving a line item in your annual budget to support CAI-CLAC's *Buck A Door (or More!)* fundraising campaign. This campaign allows each household to contribute to our advocacy efforts by donating just \$1 per door, per year. For example, if your association has 100 units, we ask for an annual contribution of \$100 (or more).

To stay informed, you can track community association-related bills for this session on our website at caiclac.com/legislative-session-hot-bills. We also encourage you to join our email list to receive the latest updates, including grassroots efforts, legislative information, and resources for your community.

Thank you again for your support,



Stacie Donnelly, PCAM
2024-2026 CAI-CLAC Chair

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www.caiclac.com

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donating a **Buck A Door
(or More!)** per door so
CAI-CLAC can represent
your community voice
at the Capitol.

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or mail your donation
along with your
Buck A Door (or More!)
pledge form.



have an adverse impact on community associations. CAI-CLAC has influenced legislation affecting many aspects of the Davis-Stirling Act, including covenant enforcement, elections, board meetings, assessment collection, electronic voting, resale disclosures, etc.

Over the past decade, the funds raised through the Buck A Door (or More!) campaign have continued to enable CAI-CLAC to create positive relationships with state legislators on behalf of the 55,000+ community associations in California.

In April 2025, CAI-CLAC hosted its in-person Advocacy Week event in Sacramento. During the week, our members had the opportunity to attend legislative hearings at the Capitol and engage with lawmakers on key bills impacting community associations. We attended over 85 meetings with legislators and/or their staff, making the event both meaningful and productive. We look forward to continuing this important work next year, as association board members and homeowners, managers, and business partners come together to strengthen relationships with legislators, advocate for the needs of our communities, and ensure their voices are heard.

As CAI-CLAC prepares for the coming year, we continue to adapt to the prevailing circumstances, leveraging technology and innovative approaches to engage legislators and ensure the interests and concerns of community association members remain a priority in the legislative process.

WHO WE ARE

The California Legislative Action Committee (CLAC) is a committee of the Community Associations Institute (CAI), an international not-for-profit educational and resource organization dedicated to fostering vibrant, competent and harmonious community associations. CAI-CLAC is dedicated to monitoring and influencing legislation that affects community associations in California. CAI-CLAC is proactive in introducing and advocating for legislation that is beneficial to community associations and is active in opposing legislation that may

WHO WE ARE NOT

CAI-CLAC is NOT a PAC (Political Action Committee) and does not give money to legislators or their campaigns. CAI-CLAC operates solely from contributions made by California members of CAI and other donations.

WHAT WE DO

We work to safeguard and improve the community association lifestyle and property values. The legislation we monitor, support, or oppose has a direct impact on the communities you live in, work with or manage. The Buck A Door (or More!) campaign allows community association residents to have a voice at the State Capitol.

WHY WE NEED YOUR HELP

Many years, the slate of legislation includes potential legislative changes that could significantly impact our communities. This year, we faced challenges with AB 21, which would have significantly changed the way community associations operate, and SB 677, which would have taken local control of lot splits away from our communities. We actively lobbied against these bills and are happy to report that they are no longer under consideration this year.

Our team actively engages in monitoring and advocating for the best interests of our members. In addition to monitoring legislation proposed by others, our task forces also collaborate with our legislative advocacy team to sponsor our own legislation and actively work to find legislators to sponsor our bills.

Additionally, the CAI-CLAC Insurance Task Force continues to focus on the ongoing insurance crisis. The Insurance Task Force continues working tirelessly to engage with the California Insurance Commissioner and other stakeholders to identify viable, sustainable solutions that would provide affordable protection for common interest developments and homeowners.

This year, CAI-CLAC focused on the following:

- ✓ [SB 770 \(Allen\): EV Charging Stations](#)
- ✓ [SB 625 \(Wahab\): Housing Developments: disasters: reconstruction of destroyed or damaged structures](#)
- ✓ [SB 681 \(Wahab\): Housing: HOA Fine Caps](#)

Your donation makes our legislative advocacy and outreach efforts possible. Donations are for LEGISLATIVE ADVOCACY, NOT POLITICAL CONTRIBUTIONS. CAI-CLAC expenses include those for the services of our legislative advocates, administrative services to provide legislative information to CAI-CLAC volunteers and legislators, printing and mailing information to CAI members and CAI-CLAC contributors, and more.



COMMUNITY ASSOCIATION BOARD RESOLUTION FOR CAI-CLAC CONTRIBUTION



Whereas, The _____ Association (hereafter referenced as the "Association") board serves in the best interests of all owners in the community; and

Whereas, The Association directors have the fiduciary responsibility to manage the assets of the Association according to California law, established business practices and principles, and pursuant to competent, ethical and positive community governance; and

Whereas, Community Associations Institute (CAI) is the leading advocate for common-interest communities before state and federal legislative and regulatory bodies; and

Whereas, CAI's California Legislative Action Committee (CLAC) represents the interests of community associations in California, sponsors legislation which benefits community associations and their members, and disseminates information to California community associations about legislative issues; and

Whereas, Current and future Association residents benefit directly from CAI-CLAC's advocacy efforts; and

Whereas, CAI-CLAC's efforts are funded solely through contributions from CAI members and fundraising efforts by CAI chapters in California; and

Whereas, Contributing to CAI-CLAC will not affect the association's nonprofit tax status; and

Wherefore be it Resolved, that the Association invest in a full or partial board membership package; and

That it is the policy of the Association that the Association make an annual contribution to CAI-CLAC, in the amount of \$ _____, that is, (\$1/\$2) for each (unit/lot) in the Association; and

That the Association's annual budget shall include an annual contribution to CAI-CLAC in the amount of \$ _____; and

That the Association strongly encourages its manager and directors to take advantage of the information provided by CAI-CLAC regarding pending and enacted state legislation that allows them to keep abreast of the rights and responsibilities of community associations under California law.

SO RESOLVED BY THE BOARD OF DIRECTORS on this, the _____ day of _____ in the year _____.

Secretary of the Association

CAI California Legislative Action Committee (CLAC), is a 501(c)(6) not-for-profit organization. Contributions or gifts to CAI California Legislative Action Committee are not deductible for federal income tax purposes.



| 888.909.7403 | office@caiclac.com | www.caiclac.com

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in advocating for California HOA
communities.



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CAI-CLAC
BUCK
A DOOR
OR MORE!

To learn more
about CAI-CLAC and the
Buck a Door annual fundraiser
visit caiclac.com

The California Legislative Action Committee (CLAC) is a volunteer committee of Community Associations Institute (CAI), consisting of homeowners and professionals serving homeowner associations (HOAs).

CAI is the largest organization in America dedicated to the monitoring of legislation, educating elected state lawmakers and protecting the interests of those living in community associations.

CAI-CLAC is working toward legislative solutions that are right for California homeowner associations.

Donating just a Buck A Door (or more!) allows you to participate in the legislative process. Donate today to protect HOA living and your property values.

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YES, I'D LIKE TO SUPPORT CAI-CLAC WITH A PLEDGE!



HOA PLEDGE

_____ X _____ = _____
Number of Doors A Buck a Door or More Total Pledge

HOA FLAT RATE PLEDGE

Total Pledge

GOOD NEIGHBOR (BOARD MEMBER OR INDIVIDUAL HOMEOWNER PLEDGE)

Total Pledge

COMMUNITY PARTNER (MANAGEMENT COMPANY, MANAGER OR BUSINESS PARTNER)

Total Pledge

PLEASE LET US KNOW WHICH CAI CHAPTER(S) TO ALLOCATE YOUR DONATION TO:

- ☐ Bay Area Central
☐ California North
☐ Channel Islands
☐ Coachella Valley
☐ Greater Inland Empire
☐ Greater Los Angeles
☐ Orange County Regional
☐ San Diego

NAME

TITLE FIRM/COMPANY NAME

ASSOCIATION NAME

ADDRESS

CITY STATE ZIP

PHONE E-MAIL

METHOD OF PAYMENT - Return completed form to office@caiclac.com or to the address below

☐ Check enclosed payable to CAI-CLAC ☐ Amex ☐ Visa ☐ Mastercard ☐ Discover

NAME ON CARD

BILLING ADDRESS

CITY STATE ZIP

CREDIT CARD NUMBER SECURITY CODE EXPIRATION DATE

SIGNATURE DATE

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