

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

1809 S Street
Suite 101-245
Sacramento, CA 95811

888.909.7403 TOLL FREE
916.550.9488 FAX

www.caiclac.com

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