What is CAI-CLAC?

The California Legislative Action Committee (CAI-CLAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals who serve community associations. CAI is the nation's largest advocacy organization dedicated to monitoring legislation, educating elected state lawmakers, and protecting the interests of those living in California's community associations.

A Volunteer Organization

- **Nonprofit and nonpartisan:** Comprised of two Delegates and one Liaison from each of California's eight CAI chapters.
- **Statewide representation:** Represents over 14 million homeowners in 51,700+ Community Associations throughout California.
- **Not a political action committee (PAC):** Makes no financial contributions to political campaigns.
- **Supported by donations:** Relies entirely on contributions from community associations, their boards of directors, and those who serve association members.

CAI-CLAC's Mission

To safeguard and improve the community association lifestyle and property values by advocating a reasonable balance between state statutory requirements and the ability and authority of individual homeowners to govern themselves through their community associations.

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CAI-CLAC 2026: What We Achieved

CALIFORNIA LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

WWW.CAIONLINE.ORG

The second year of California's legislative session ending in 2026 was an extremely busy and ultimately very successful year for CAI-CLAC. We always track and work to improve many more bills than those we include on our "Hot Bills" list, and this year we had a record 14 Hot Bills! This was an "all hands on deck" situation with lots of hard work from our legislative team and volunteers who responded to our calls-to-action to make sure that law makers in California were aware of our concerns. Although not every single concern that we brought forth was addressed exactly as we proposed, our track record this year was exceptional. Below are some highlights of priority bills that we worked on this year.

ASSEMBLY LEGISLATION

AB 1684 (Ward) – Common Interest Developments: Cooling Systems

CAI-CLAC POSITION: OPPOSE UNLESS AMENDED – BILL SIGNED INTO LAW

This bill makes any HOA governing document, architectural guideline, deed restrictions, or policy that prohibits or restricts the installation, upgrade, replacement, or use of a cooling system void and unenforceable. It also makes it unlawful for an association to block or limit a member from installing or using a cooling system in their separate interest, subject to certain exceptions. An association that willfully violates these provisions may be held liable for actual damages and a civil penalty of up to $2,000 paid to the member.

AB 1892 (Davies) – Common Interest Developments: Associations

CAI-CLAC POSITION: SUPPORT – BILL SIGNED INTO LAW

The bill clarifies that HOAs are responsible for repairing and restoring interrupted gas, heat, water, or electrical services when the interruption begins in the common area, unless a utility provider or governing documents state otherwise. It also revises election rules to require 30-day notice to members who vote electronically when electronic secret ballots are used. The bill also shortens the required initial notice period for elections by acclamation from 90 days to 30 days before the nomination deadline.

AB 1903 (Wicks) – Construction Defect

CAI-CLAC POSITION: NEUTRAL – BILL NOT SUCCESSFUL

This bill would have made significant amendments to California's Construction Defect law, transferring much of the risk homeowners now face from defects from the builder to the owner.

AB 2050 (Caloza) – Common Interest Developments: Reserve Accounts

CAI-CLAC POSITION: SUPPORT – BILL SIGNED INTO LAW

Beginning January 1, 2032, this bill updates reserve study requirements for homeowner's associations by requiring the study to identify the minimum annual reserve contribution needed to ensure the association reserve balance does not fall below zero over the next 30 years. Associations would be required to transfer a minimum of 15% of their operating budget to their reserve fund if the reserves fund is projected to fall below zero at any point over the 30-year projection of the reserve study. The association would also be allowed to utilize a reserve special assessment, equal to 5% of the operating budget, no more than once every 9 years to bring the funding level of the reserves fund back above zero.

Continued on next page

AB 2439 (Rubio) – Governing Documents: Assessments

CAI-CLAC POSITION: OPPOSE – BILL NOT SUCCESSFUL, VETOED

This bill would have required an association to notify every member by certified return receipt mail when a change of a person authorized to receive payment of assessments happens. The bill would have also added civil penalties of $1,000 and the forfeiture of fees and costs paid by the owner if a violation occurred.

AB 2579 (Petrie-Norris) – Common Interest Developments: Discipline

CAI-CLAC POSITION: SUPPORT – BILL NOT SUCCESSFUL

This bill sought to address some of the concerns created by AB 130 (2025), that capped Association fines at $100 and provided an opportunity to cure. AB 2579 would have added to the list of exemptions a number of violations that threaten the health and well-being of homeowners. The bill would also have clarified the cure exemption.

SENATE LEGISLATION

SB 222 (Wiener) – Residential Heat Pump Systems: Water Heaters and HVAC: Installations

CAI-CLAC POSITION: OPPOSE – BILL SIGNED INTO LAW

This bill makes any provision of the governing documents, architectural guidelines, or policies void and unenforceable if the provision prevents the replacement of a fuel-gas-burning appliance with an electric appliance. The bill also makes any covenant, restriction, or condition contained in any, among other specified agreements, deed, and any provision of a governing document, that effectively prohibits or restricts the installation or use of a residential heat pump water heater or heat pump HVAC system, void and unenforceable.

SB 908 (Wiener) – Residential Windows: California Energy Code Compliance

CAI-CLAC POSITION: OPPOSE UNLESS AMENDED – BILL SIGNED INTO LAW

This bill prohibits governing documents from limiting or prohibiting the owner of a separate interest within a common interest development from replacing existing residential windows with California Energy Code compliant windows.

SB 1007 (Menjivar) – Common Interest Developments: Annual Reports: Discipline

CAI-CLAC POSITION: OPPOSE UNLESS AMENDED – BILL NOT SUCCESSFUL

This bill would have required that HOA annual budget reports include a clear, high-level breakdown of what regular assessments fund and to disclose management company compensation. It would have prohibited associations from increasing or imposing regular assessments without providing this information and would require member approval to impose an assessment exceeding 8%. The bill also would have enhanced due process protections by requiring associations to provide members with any physical evidence supporting an alleged rules violation at least five business days before a disciplinary hearing when a monetary penalty is being considered.

SB 1238 (Wahab) – Common Interest Developments: Management

CAI-CLAC POSITION: OPPOSE – BILL NOT SUCCESSFUL, VETOED

This bill would have revised the definition of agent to include a person or company that facilitates activities pursuant to specified provisions of the Davis-Stirling Act and who is required to provide a fiduciary duty to the board of a homeowner's association and its members.

Additionally, this bill would have revised the definition of management services to specify acts performed or offered to be performed by an agent, as defined above, in an advisory capacity for an association, as prescribed and the definition of professional association for common interest development managers to specify it means an organization with at least 200 members or certificants who are common interest development managers in California.

This bill would also have required the owner to provide additional information to a prospective purchaser, including, among other things, a separate disclosure regarding exterior elements and units requiring imminent repairs, if the association employs an association manager or management company. This bill would have prohibited the board from expending reserve funds for other litigation, legal services, or to threaten litigation involving any real property owner of record or relative of the real property owner of record that is a member of the homeowner's association and make various other related and conforming changes to these provisions.

SB 1267 (Allen) – Common Interest Developments: Electric Vehicle Charging Stations

CAI-CLAC POSITION: SUPPORT – BILL SIGNED INTO LAW

This bill states the intent of the Legislature to provide an association that complies with those requirements with civil liability protection for injuries and damages emanating from an electric vehicle charging station or its use that the association does not own, except as specified. Additionally, the bill makes the owner and each successive owner responsible for the costs for the specified damage resulting from the use of the electric vehicle charging station. The bill requires that the installer of the electric vehicle charging station indemnify or reimburse the association or its members for loss or damage caused by the installation of the electric vehicle charging station.



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For additional details on each of these bills, please see:

Legislative Session Hot Bills - California Legislative Action Committee

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