

Legislative Day 2018:

What Bills May Affect Your Community Association

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It was inspiring to see managers, business partners and most importantly, homeowners from across California come to Sacramento to have their voices heard on April 9th. Every year, we send a proud message to Sacramento about how our communities are thriving and ask the legislature to work with CAI to further the positive impact of community living. This year saw the highest turn out, and for good reason; CAI is actively working to challenge and promote bills pending in this legislative session. Our Legislative Action Committees (LAC) have been spreading the word about several bills:

- SB 1265, sponsored by Wieckowski, would eliminate important homeowner protections. As written, the bill would allow homeowners to copy other homeowners' signatures from the elections ballots. It would also remove director qualifications and prohibit associations from determining which members best represent their communities.
- SB 721 sponsored by Hill would require more frequent inspections to association decks and balconies. Originally a response to an apartment building tragedy, the LAC is working hard to exempt our communities from overreaching legislation. The bill would require additional inspections to each balcony, and action and repairs within 15 days. On top of existing reserve study requirements, this bill would significantly increase the cost to ALL communities and duplicate responsibilities that already exist under "maintenance of common area." CAI wants to ensure that this responsibility stays where it belongs; at the community level.
- AB 1426, sponsored by Irwin, is an example of a good bill that grew from one of our own communities. This bill would allow communities to forgo uncontested elections. Rather than suffering through the expense of an election where the number of candidates is equal to the number of open seats, this bill authorizes the Inspector of Elections to declare the winning candidates without the expense of an election.



Above are just a few examples of the legislation that can affect your community. It isn't too late to be heard. CAI continues to remind us to reach out to our representatives in Sacramento. [1] Emails, phone calls, and even hand-written notes to your local assemblyperson or senator can help them learn more about the good work we do.

Demonstrate the power of our communities and make your voices count.

Richardson|Ober attorneys are here to provide you with the most recent legal news and legislation that may impact your community. Matthew A. Gardner is a Senior Associate and is available to answer any questions you may have about the recent developments in Sacramento. He can be reached at 626-449-5577 or at matthew@richardsonober.com.

[1] <https://www.votervoice.net/CAICLAC/Campaigns/58413/Respond>