

# 2024 Legislative Session Report



## 2024 CAI Connecticut Legislative Session Report

Community Associations Institute (CAI) Connecticut Legislative Action Committee (LAC) spent the 2024 legislative session advocating on behalf of the [approximately 460,000 Connecticut residents living in 182,000 homes in more than 5,000 community associations across the state](#). Connecticut's legislative session began on February 7 and adjourned on May 8, 2024. Below are highlights from the 2024 Connecticut State Legislature:

### **HB 5168 AN ACT CONCERNING SOLAR INSTALLATIONS IN CERTAIN COMMON INTEREST OWNERSHIP COMMUNITIES.**

This bill aims to facilitate the installation of solar power generating systems in single-family detached units within common interest ownership communities, including condominiums and cooperatives. Financial burdens for installation and maintenance would be placed on the unit owner installing the panels, and contains requirements for insurance on the part of unit owners. The bill contains language allowing boards to vote to opt out of the requirements of the bill, provided the vote takes place before January 1, 2027.

The Connecticut LAC supported this bill, as it aligned with CAI's [Conservation, Sustainability, and Green Issues Public Policy](#).

**Status: Unsuccessfully DIED in Senate.**

### **HB 5152 AN ACT CONCERNING RENTERS IN COMMON INTEREST OWNERSHIP COMMUNITIES.**

This bill would prohibit associations from implementing rules and regulations which effectively prohibit the renting of less than 50% of units within a community.

The LAC **opposed** this bill.

**Status: Successfully DIED in Committee.**

### **SB 144 AN ACT CONCERNING RESERVE FUNDS IN COMMON INTEREST OWNERSHIP COMMUNITIES.**

This bill requires that no later January 1, 2025, and to be repeated annually, association boards shall conduct a study of reserve funds, determine the amount of funds necessary to maintain an adequate level of reserves and make recommendations concerning the allocation of funds necessary to maintain an adequate level.

The LAC **opposed** this bill, as it contained language with did not align with CAI's [Reserve Study and Funding Public Policy](#). The LAC is working with legislators to introduce a new reserve study mandate bill next legislative session that better aligns with CAI's public policy language.

**Status: Successfully DIED in Committee.**

## GET INVOLVED IN CAI CONNECTICUT ADVOCACY EFFORTS!

### Track CT Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

### Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Connecticut. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select "Connecticut."

### Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

### CAI CT LAC and Chapter Contact Information:

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