

2023 Idaho Legislative End of Session Report

The CAI Idaho Chapter Legislative Action Committee (LAC) actively advocated on behalf of [the approximately 349,000 Idahoans living in 133,000 homes in nearly 3,000 community associations across the Gem State](#) during the 2023 state legislative session. The primary focus of advocacy this year was on challenging bills which would infringe on the rights of homeowners, on the powers of community associations, and would make it more difficult for community managers to serve their residents. Below is a brief overview from the 2023 Idaho State Legislature:

H 157 CONDOMINIUMS AND HOMEOWNER’S ASSOCIATIONS – Amends existing law to provide that charging a fee for any statement of a unit owner’s or member’s account is a violation of specified law- Charging a fee for rushing a statement of account was ALREADY prohibited by law. This bill expands that prohibition to include all fees for a statement of account, the terminology of which is left vague in the legislative language. Violations of this new law are considered violations of the Consumer Protection Act. This bill infringes on a community association’s right to self-governance, and unnecessarily interferes with private contracts between two parties.

While this bill’s passage was not what was hoped, advocacy efforts did have an impact. Calls to action were sent out to CAI Idaho Chapter members and supporters both during the state legislature’s deliberation and as the bill was sent to Governor Little. In total, 42 advocates reached out to their representatives in Boise, and 62 reached out to the Governor.

Thanks to our collective voices, the overall process for passing this bill was noticeably slower than other pieces of legislation, dragging out into the final days of the legislative session. Additionally, the Idaho Realtors, who were the driving force behind this bill, expended every effort in order to see this piece of legislation passed. The Idaho Chapter LAC, meanwhile, was able to lay the groundwork for a new round of advocacy next legislative session. A cleanup bill will be coming, and we will be calling on advocates like you to help our lawmakers understand the negative impact of H 157.

Status: SIGNED by Governor Little, effective July 1, 2023.

ID H 166 ACCESSORY DWELLING UNITS – Adds to existing law to prohibit certain kinds of restrictions on internal accessory dwelling units- While this bill, as introduced, did not align with CAI’s positions on the regulation of accessory dwelling units (e.g. converted



basements and garages), we are pleased to note that the bill's sponsor did eventually agree to amendments which limit the scope of this bill to ONLY internal accessory dwelling units. Starting July 1, 2023, no new restrictive covenants may be enacted which restrict internal accessory dwelling units. This bill does NOT impact covenants existing before July 1, 2023. What's more, under H 166, associations are allowed to prohibit internal accessory dwelling units if more than one is constructed on a particular property.

Status: SIGNED by Governor Little, effective Immediately.

For more information on community association legislation in Idaho, visit:
<https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/ID.aspx>

Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from Idaho community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to CAI's Idaho Legislative Action Committee to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Idaho Contact Information

- Visit <https://www.caionline.org/Advocacy/LAC/ID/Pages/default.aspx>
- Contact CAI's Government and Public Affairs Team at government@caionline.org
- To find the chapter nearest you, please call (888) 224-4321.