



Committed to Condo Safety

Legislative and Policy Resources for Your State

Tomorrow marks the two-year anniversary of the tragic collapse of Champlain Towers South in Surfside, Fla., on June 24, 2021. Community Associations Institute (CAI) has been committed to condominium safety, structurally sound and fiscally responsible communities through public policy outreach, best practices, standards, and legislative advocacy at the local, state, and federal levels.

In late June 2021, CAI convened specialized task forces to explore changes to laws and best practices for the community association housing model that could help other communities prevent a similar event and to provide solutions for legislators addressing building safety in their districts. **CAI published public policy recommendations in the areas of reserve studies and funding; building maintenance; and structural integrity.** CAI believes these recommendations should be considered for adoption into state law to support the existing statutory framework for the development, governance, and management of community associations. Policy specifics may be found at www.condosafety.com

When CAI published the [*CAI Condominium Safety Public Policy Report: Reserve Studies and Funding, Maintenance and Structural Integrity*](#) in October 2021, only nine states mandated reserve studies in condominiums, 11 states had specific mandates addressing reserve funding in condominiums, and no states mandated building inspections in high-rise residential buildings. As of June 2023, 11 states now mandate reserve studies in condominiums, 12 states mandate reserve funding in condominiums, and one state mandates certain building inspections in high-rise residential buildings.

Since the tragedy, Colorado, Connecticut, Florida, Georgia, Hawaii, Illinois, Maryland, Massachusetts, New Jersey, New York, South Carolina, Tennessee, and Virginia addressed legislation related to reserve studies and funding, as well as building inspections and structural integrity following the condominium collapse in June 2021.

Florida, Hawaii, Maryland, and Tennessee have passed legislation regarding reserve studies and funding in community associations. Florida also has passed—and updated—legislation on building inspections. Virginia passed a resolution requiring the Department of Professional and Occupation Regulation (DPOR) to study the adequacy of current laws addressing standards for structural integrity and maintaining reserves to repair, replace, or restore capital components in common interest communities.

Most of these efforts were spearheaded by [CAI's state legislative action committees](#) and policy within the legislation is largely derived from [CAI's Condominium Safety Public Policy Report](#). These committees are rapidly becoming the leading voice of condominium safety legislative efforts in state capitols across the United States.

CAI encourages your office to consider legislative initiatives related to condominium safety. Please contact CAI's Government and Public Affairs team at government@caionline.org to schedule a meeting with us to discuss potential policy efforts today and be a leader of these initiatives within your legislature.



Get connected with constituents serving on your state's legislative committee by visiting here and find state specific resources for you by visiting our [website](#).

For more information and resources on CAI's condominium safety public policy and legislative initiatives, please, visit www.condosafety.com.

Sincerely,



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