



2023 Housing Policy Trends

HOA and Condo Legislative and Regulatory Trends

Today, more than 29% of the U.S. population lives in a community association, according to the [2021-2022 U.S. National and State Statistical Review for Community Association Data](#) published by the [Foundation for Community Association Research](#). In addition, the majority of residents who live in condominiums, homeowners associations, and housing cooperatives (89%) rate their overall experience as positive or neutral, according to the [Foundation's 2022 Homeowner Satisfaction Survey](#).

Here are the housing policy trends that are impacting **1 in 4 constituents and voters** who live in community associations in state legislatures in 2023:

[2023 Policy Trends for Community Associations \(HOAs, Condos, & Coops\)](#)

Following the tragic partial collapse of Champlain Tower South in Surfside, state legislatures continue to consider legislation in response to the tragedy. In late June 2021, CAI convened three 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

To date, Florida, Maryland, Tennessee, and Virginia have all passed laws using CAI's condominium safety public policy framework. We expect this number to continue to increase as legislatures adjourn this year.

CAI also has information on the following community association industry trends to assist you and your staff during your state's legislative session:

- **Community Values: solar panels, electric vehicle charging stations, landscaping requirements, etc.** CAI supports the rights of residential common-interest communities to reasonably regulate factors related to community values within their communities.
- **Short & Long-Term Rentals:** CAI encourages policymakers to engage industry stakeholders, including community associations, on this issue and to allow homeowners to choose what is best for their communities.
- **Fair Housing: Amendment Process to Remove Discriminatory Covenants.** To advance racial equity, CAI supports the removal of antiquated and unenforceable discriminatory restrictions contained in covenants without a vote of the owners.

Before considering legislation to address concerns from your constituents, please look to CAI as a resource to provide solutions. We have legislative action committees as well as state level chapters with



homeowners, board members, community managers, attorneys, and other experts who can help your office navigate issues related to community associations in your state. [Find your local resources here.](#)

[Constituents In YOUR Community!](#) If you or your staff have any questions, would like to visit a homeowners association or condominium community in your state, or need additional resources, we are able to set up a time for you to connect with a local constituent community association. Please don't hesitate to reach out to my team at government@caionline.org or by phone at (888) 224-4321.

Sincerely,



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P.S.: Stay informed of trending community association issues and legislative updates by following us on [Twitter](#) at @CAIadvocacy.