

HB 2106 increases the number of business days, from 10 to 30, a condominium unit owner or planned community homeowner has to provide the planned community with a written response to a notice of violation. The bill also prohibits a planned community from proceeding with any enforcement action 30 days after the exchange of information between the homeowner and the planned community.

Please OPPOSE HB 2106!

- HB 2106 effectively **places a moratorium on any enforcement action in a planned community for up to two months!**
- While we understand that a homeowner can sometimes feel “harassed” by their community association for a violation of their community documents, waiting two months to address a violation is entirely too long.
- **Allowing violations to remain unaddressed for two months will infuriate homeowners, and dramatically increase the number of homeowner complaints!**
- Imagine how much trash can accumulate, or how tall someone’s grass can grow over a two-month period.
- Some community associations have narrow streets, making it difficult for fire trucks and other large vehicles to navigate the community. Under HB 2106, a vehicle obstructing the street could potentially remain for up to two months, creating serious safety concerns for residents.
- **If the violation is an issue that decreases property values, or creates a hazard, it is unfair for neighboring homeowners to continue to endure the violation for this overextended period of time.**
- Homeowners may receive a violation notice while they’re out of town, but community documents take these circumstances into consideration, and almost always allow homeowners to request an extension to address a violation.
- **HB 2106 is not the result of a stakeholder process.** HB 2106 is anecdotal legislation that will have serious unintended consequences in community associations throughout the state.

Members of the Community Associations Institute – who collectively represent the interests of thousands of community associations across the state – strongly oppose this legislation.

Please VOTE NO on HB 2106!