

HB 2106 increases the number of 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. An association is then required to respond to the unit owner or homeowner within 10 business days.

Please OPPOSE HB 2106!

- HB 2106 effectively **places a moratorium on any enforcement action in a planned community for up to 45 days!**
- While we understand that a homeowner can sometimes feel “harassed” by their community association for a violation of their community documents, waiting this long to address any violation is entirely too long.
- **Allowing violations to remain unaddressed for this long 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 45-day 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 over 45 days, 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!