



Common Ownership Associations Community Living Policies Overview

Working Group on Common Interest Communities and Homeowners Associations

Minnesota

Dec. 20, 2024



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HOW NCSL STRENGTHENS LEGISLATURES



Policy Research

NCSL provides trusted, nonpartisan policy research and analysis



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NCSL delivers training tailored specifically for legislators and staff



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NCSL represents and advocates on behalf of states on Capitol Hill



Meetings

NCSL meetings facilitate information exchange and policy discussions



Agenda

Homeowner Bill of Rights

Responsible Governance Requirements

Due Process Procedure Provisions

Reasonable Communication Provisions

Kansas Uniform Common Interest Owners Bill Of Rights Act

[Kan. Stat. Ann. §58-4601 et seq.](#)

58–4601. Findings; Purpose of Act

58–4602. Definitions

58–4603. Provisions Mandatory

58–4604. Duty of Good Faith

58–4605. Application of Act

58–4606. Prospective Application; Supersedes Existing Provisions

58–4607. Arrangements Not Considered Common Interest Communities

58–4608. Association Duties; Restrictions; Board of Directors Discretion

58–4609. Officers, Board of Directors Duties; Restrictions

58–4610. Bylaws

58–4611. Association Meetings; Notice

58–4612. Open Meetings; Executive Session Restrictions; Copies of Materials to Owners; Declarant Control, Special Procedures

58–4613. Quorum Requirements; Rules of Order

58–4614. Unit Owner Voting Procedures

58–4615. Reserved

58–4616. Record Keeping Requirements; Records Open to Unit Owners; Copy Fees

58–4617. Rules; Adoption Procedures; Notice

58–4618. Delivery of Notice

58–4619. Board of Directors; Removal

58–4620. Adoption of Budget; Special Assessments

58–4621. Enforcement of Rights

58–4622. Application of Law

58–4623. Act Supersedes Certain Laws

CONDOMINIUM BILL OF RIGHTS AND RESPONSIBILITIES

D.C. Code Ann. §42-1904.10

Every unit owner who is a member in a unit owners' association has certain rights and responsibilities under the D.C. Condominium Act, with some of those rights and responsibilities restated here:

1. The right to attend and participate in meetings of the unit owners' association held in accordance with the provisions of the unit owners' association's condominium instruments at least once each year, according to and subject to the provisions of D.C. Official Code §42-1903.03(a).
2. The right to observe all meetings of the unit owners' association, committees of the unit owners' association, and the executive board, except for those meetings held lawfully in executive session, and to examine and copy minutes recorded at meetings, according to and subject to the provisions of D.C. Official Code §42-1903.03(b).
3. The right to an opportunity to comment on any matter relating to the unit owners' association during each regularly scheduled meeting, according to and subject to the provisions of D.C. Official Code §42-1903.03(c).
4. The right to have meetings of the unit owners' association and executive board only be conducted with a quorum present as provided in the governing documents of the association.
5. The right to cast a vote on any matter requiring a vote by the unit owners' association membership in proportion to the unit owner's voting interest, according to and subject to the provisions of D.C. Official Code §42-1903.05.
6. The right to an executive board that in the performance of its duties, is obligated to exercise the care required of a fiduciary consistent with business judgment standard, subject to the provisions of D.C. Official Code § 42-1903.08(d) and §42-1903.09(b).
7. The right to cure any default in payment of an assessment at any time prior to the foreclosure sale by tendering payment in full of past due amounts owed, according to and subject to the provisions of D.C. Official Code §42-1903.13(c).
8. The right to request a statement that sets forth the amount of unpaid assessments currently levied against the unit owner, according to and subject to the provisions of D.C. Official Code §42-1903.13(h).
9. The right of access to all books and records kept by or on behalf of the unit owners' association, subject to the provisions and limitations of D.C. Official Code §42-1903.14 and the unit owners' associations' condominium instruments.



HOMEOWNER BILL OF RIGHTS LEGISLATION

2024 Legislative Session



HB 5388

Homeowners'
Association
Bill of Rights Act



AB 4789

Residential
Condominium Owner's
Bill of Rights and
Residential Cooperative
Owner's Bill of Rights



HB 266 / SB 447

Residential Owners in
Common Ownership
Communities - Bill of
Rights

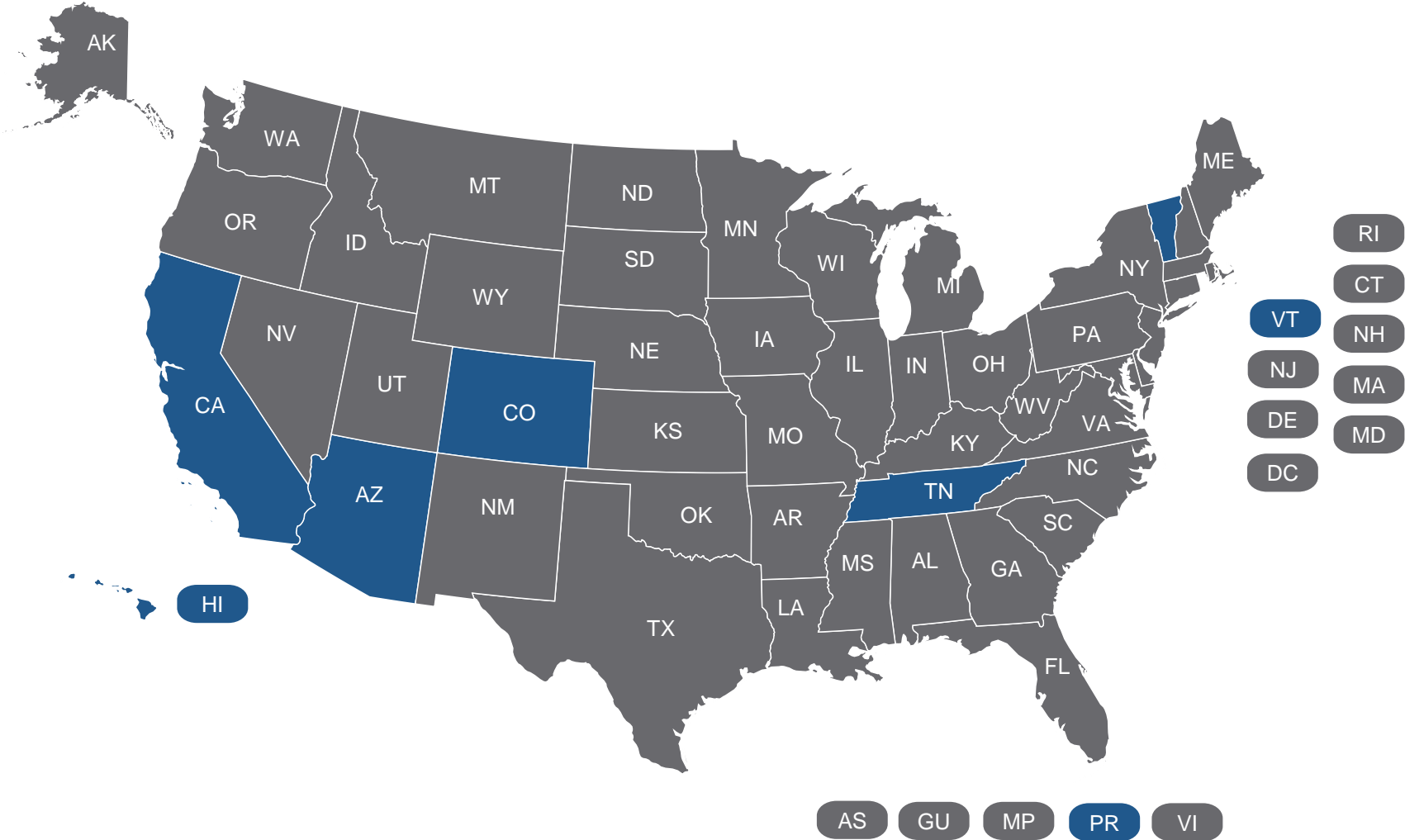


AB 6241 / SB 3320

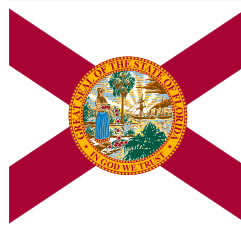
Residential
Condominium Owner's
Bill of Rights

RESPONSIBLE GOVERNANCE

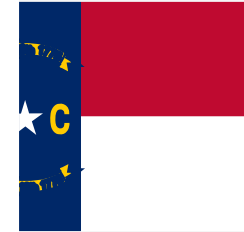
Payment Plans: Delinquencies or Special Assessments



HEARING TO DETERMINE FINES OR SUSPENSION OF PRIVILEGES



Fla. Stat. §720.305



N.C. Gen. Stat.
§47F-3-107.1



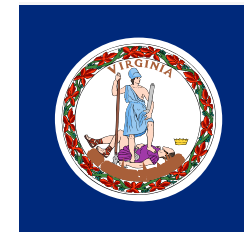
Md. Real Property
Code Ann. §11B-
111.10



Utah Code Ann.
§57-8-37



Nev. Rev. Stat.
§116.31031



Va. Code §55.1-
1959

RESPONSIBLE GOVERNANCE

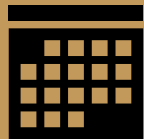
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The logo for the NCSL Legislative Summit Boston. It features a small icon of a dome (the U.S. Capitol) to the left of the text. The text is arranged in three lines: "NCSL LEGISLATIVE" in a gold, sans-serif font, "SUMMIT" in a large, bold, blue sans-serif font, and "BOSTON" in a black sans-serif font with the "5" in gold.

NCSL LEGISLATIVE SUMMIT BOSTON

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Thank you for joining today!

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