

HB 1096 -- UNIFORM COMMON INTEREST OWNERS BILL OF RIGHTS

SPONSOR: Brown (27)

This bill creates the "Uniform Common Interest Owners Bill of Rights Act" which shall be a regulatory scheme for homeowners' associations. The associations to which the bill applies are defined, and variation by agreement to the homeowners' bill of rights are prohibited. The bill regulates the management and operation of associations including the organizational structure, required offices of the associations, the powers of the associations, and the process for transfer of control from a developer to an association as lots are sold in new developments. The bill also lists terms which must be included in the by-laws of a homeowners association, including the required number of members of the executive board and titles for those members, the election process for the members, powers and qualifications of the board, powers which may be delegated to other persons or a managing agent, and provisions relating to meetings, voting, quorums, financial responsibilities, special assessments, and other activities of the association.

This bill is similar to HB 2361 (2016).