**News laws become effective September 14, 2024.**

**HB2119 Homeowner’s Associations; Fees; Related Parties**

Applies to Planned Communities and Condominiums.

**Associations shall not charge a transfer fee** for any conveyance between the below-listed parties **but can charge service fees for the administration of association records authorized in a managing agent contract with the association:**

* the transfer of title has only nominal actual consideration for the transfer of a residential property between husband and wife, parent and child, grandparent and grandchild and natural or adopted siblings.
* For no consideration or nominal consideration (ex: between subsidiary to parent or vice versa, among commonly controlled entities, from a member of an LLC to and LLC or vice versa, from a partner to its partnership (or vice versa), from a joint venturer to its joint venture (or vice versa), from a trust beneficiary to its trustee (or vice versa) or from any of these entities to a single purpose entity in order to obtain financing.

**HB2141 Condominiums; Interior Improvements; Approvals**

Applies to Condominiums.

This Bill states that **regardless of what the association’s documents state, an association cannot prohibit a unit owner from making improvements or alterations to the unit in a way that may disturb adjacent unit occupants as long as the unit owner purchases and installs anything necessary to minimize or eliminate that disturbance.**

**The cost of any reasonably necessary improved materials, accessories or adjustments that mitigate disturbance to neighboring unit owners shall be born by the unit owner that is making the alterations.**

**The Association also shall not prohibit a unit owner from using any manner of decoration on the interior of the unit.**

**HB2662 Homeowners’ Associations; Meeting Agendas**

This Bill would require the secretary **to provide an agenda for any meeting of the unit owners’** association by hand delivery, mail, website posting, email or other electronic means or posting at a community center or other similar location.

Applies to Planned Communities and Condominiums.

**HB2648 Condominiums; Planned communities; Lien; Assessment**

Applies to Planned Communities and Condominiums.

**An association board must exercise reasonable efforts to communicate with the owner and offer a reasonable payment by the owner prior to filing a foreclosure.**

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**No matter what an association’s documents state to the contrary, fees/charges (like self-help or fees/charges charged for an owner’s damage to common areas), late fees and fines/penalties can be collected only via civil lawsuit and once a judgment is obtained in a civil lawsuit, it can be recorded to become a judgment lien. This judgment lien cannot be foreclosed, but it can be collected via garnishment or when the owner sells their lot/unit.**

**Associations need to apply payments made by owners without any direction as to how it should be applied in a certain manner.**

**CORPORATE TRANSPARENCY ACT – 12/31/24**

 **A. For The Association:**
(i) Legal name (and trade name, if any – ex., d/b/a),
(ii) Street address,
(iii) Jurisdiction of formation, and
(iv) Tax ID number (EIN),

**B. For All Board Members:**
(i) Legal names, (ii) Birthdates, (iii) Home addresses, (iv) Driver’s licenses, state IDs or passport numbers, and
(v) Images of the documents provided to comply with Item (iv) above.