

2024 Mississippi Legislative Session Report



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CAI's members, partners, and staff actively advocated on behalf of [approximately 72,000 Mississippians living in 28,900 homes in nearly 1,000 community associations across the Magnolia State](#) during the 2024 state legislative session. Mississippi's legislative session began on January 2, 2024, and adjourned on May 5, 2024. Below is a brief overview from the 2024 Mississippi State Legislature:

HB 48 Residential subdivisions; authorize property owners to establish and/or amend covenants, conditions and restrictions.

This bill would establish a new process for amending covenants in community associations should the governing documents not specify a process. These community associations would need to seek amendments via a petition to the chancery court, which would then need to go through the court's public notice and hearing procedures. It also codifies the principle of 1 property 1 vote, by stating that votes to amend covenants, conditions, and restrictions must be conducted via a majority vote of owners with 1 vote allocated to each plat, regardless of the number of owners of the plat. A committee substitute was adopted in the House which added language requiring that petitions to the court be signed by a majority of property owners, and stipulates that in order to be enforceable, governing documents and covenants must be unexpired.

Status: DIED in Senate Committee.

HB 1583 Consumer Freedom of Choice in Appliances Act; create.

This bill prohibits local governments from placing restrictions on the types of home appliances which consumers may choose to install in their homes based on the type of utility service required. This bill was monitored in case it was broadened to include community associations.

Status: PASSED. Effective July 1, 2024.

HB 77 Mississippi Fair Housing Act; create and SB 2817 Mississippi Fair Housing Act; enact.

While not formal companions, both bills would have accomplished the same objective- the creation of a Fair Housing Act in Mississippi.

Status: Both DIED in Committee.

Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

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Track MS Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

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CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Mississippi. To support their efforts, visit caionline.org/lacdonate and select "Issues Advancement Fund."

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!