

# 2021 CAI Virtual Meetings for Community Associations State Legislative Update

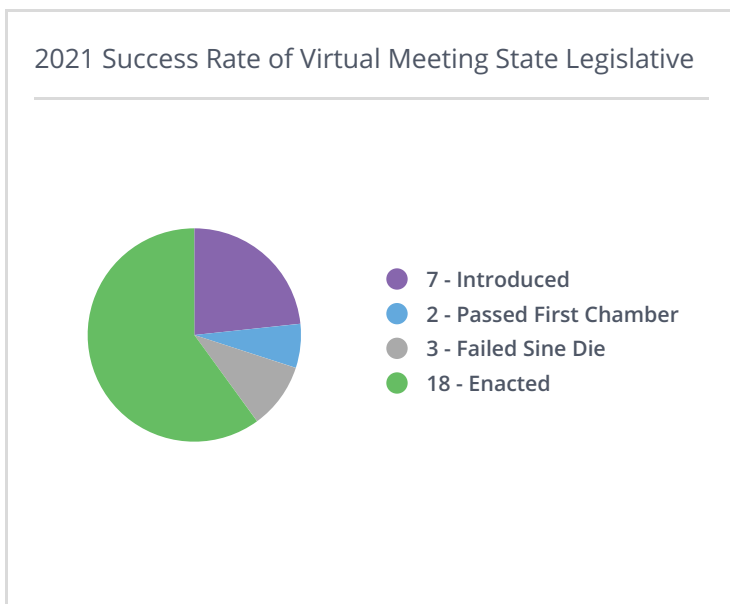
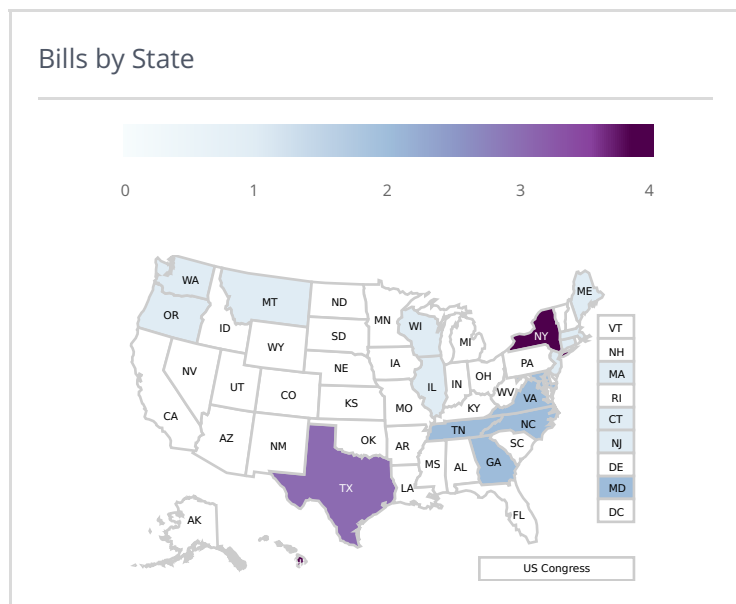
Last Updated: December 17, 2021

## Public Policy and Legislative Summary

CAI supports legislation which allows a community association board and general membership meetings to be held virtually.

Rules and regulations controlling virtual meetings vary from state to state and are contingent in many states on a community association's articles of incorporation, charter, or bylaws. Many states require associations to file as nonprofits corporations, which means associations in those states may be governed by the state's nonprofit or business corporation act. If an association's governing documents are silent on virtual meeting regulations, the respective state's nonprofit or business corporation act may allow an association to hold a virtual meeting. Please contact [government@caionline.org](mailto:government@caionline.org) with any questions.

Please contact CAI's Government and Public Affairs team with any questions at [government@caionline.org](mailto:government@caionline.org). Find more information on this legislative issue here: [https://www.caionline.org/Advocacy/Priorities/elevoting\\_virtualmtgs/Pages/default.aspx](https://www.caionline.org/Advocacy/Priorities/elevoting_virtualmtgs/Pages/default.aspx)



## Virtual Meetings for Community Association Bills by Issue

Bill State: CT (1)

State	Bill Number	Last Action	Status
CT	HB 6538	Signed By The Governor 2021 07 12	Enacted

**Title**  
AN ACT MAKING REVISIONS TO THE COMMON INTEREST OWNERSHIP ACT.

**Description**  
To make revisions to the Common Interest Ownership Act, regarding electronic meetings of an association, access to association records and certain notices from an association.

**Primary Sponsors**  
Joint Committee on Judiciary

**Introduction Date:** 2021-02-26

**Labels:** Association Board Regulations and Rules Development

Uniform and Community Association Acts (Bill of Rights, Condo, HOA, UCIOA)

Virtual Meetings

## Bill State: GA (2)

State	Bill Number	Last Action	Status
GA	SB 168	Effective Date 2021 04 27	Enacted

**Title**  
Meetings; corporation may hold annual shareholders' meetings and special shareholders' meetings by means of remote communication; provide

**Description**  
A BILL to be entitled an Act to amend Part 1 of Article 7 of Chapter 2 of Title 14 of the Official Code of Georgia Annotated, relating to meetings, so as to provide that a corporation may hold annual shareholders' meetings and special shareholders' meetings by means of remote communication; to provide for requirements for such meetings by remote communication; to provide for related matters; to repeal conflicting laws; and for other purposes.

**Primary Sponsors**  
Larry Walker, Brian Strickland, Gloria Butler, Butch Miller, Elena Parent, Kay Kirkpatrick, Jeff Mullis, Bo Hatchett, Mike Dugan, Sonya Halpern, Harold Jones, Max Burns, Lee Anderson, Dean Burke, Steve Gooch, John Kennedy, Stan Gunter

**Introduction Date:** 2021-02-16

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

State	Bill Number	Last Action	Status
GA	HB 306	Effective Date 2021 04 29	Enacted

**Title**

Corporations, partnership, and associations; corporations may hold shareholders' meetings by means of remote communication; provide

**Introduction Date:** 2021-02-08**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**

A BILL to be entitled an Act to amend Part 1 of Article 7 of Chapter 2 of Title 14 of the Official Code of Georgia Annotated, relating to meetings, so as to provide that a corporation may hold annual shareholders' meetings and special shareholders' meetings by means of remote communication; to provide for requirements for such meetings by remote communication; to provide for related matters; to repeal conflicting laws; and for other purposes.

**Primary Sponsors**

Stan Gunter, Trey Kelley, Scott Holcomb, Bert Reeves, Martin Momtahan, Chuck Efstraction, Bo Hatchett

**Bill State: HI (4)**

State	Bill Number	Last Action	Status	FN Outlook
HI	SB 784	Carried Over To 2022 Regular Session 2021 12 10	In House	42.8% 70.8%

**Title**

Relating To Association Governance.

**Introduction Date:** 2021-01-22**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Allows the annual and special meetings and election of board members of planned community associations, and condominium associations to be conducted remotely by electronic meetings in the event a state of emergency declared pursuant to chapter 127, Hawaii Revised Statutes, is in effect in the county in which the corporation or association is located that prevents shareholders or members from physically gathering for a meeting. (SD1)

**Primary Sponsors**

Sharon Moriwaki

**Title**

Relating To Common Interest Communities.

Introduction Date: 2021-01-25

Labels: Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Authorizes planned community associations and condominium associations to conduct electronic meetings and electronic or machine voting in a state of emergency or local state of emergency, regardless of what a planned community association's documents or a condominium association's bylaws or declarations provide.

**Primary Sponsors**

Aaron Johanson, Lisa Kitagawa

**Title**

Relating To Condominiums.

Introduction Date: 2021-01-22

Labels: Association Board Regulations and Rules Development

Uniform and Community Association Acts (Bill of Rights, Condo, HOA, UCIOA)

Virtual Meetings

**Description**

Repeals the provision relating to electronic voting devices. Clarifies that, notwithstanding any provision to the contrary in the declaration or bylaws, association meetings may be conducted by means of Internet, teleconference, or other electronic transmission technology that complies with Hawaii's Nonprofit Corporations Act. Provides that, except as otherwise specifically restricted by the declaration or bylaws, any action that may be taken at any annual, regular, or special meeting of members may be taken without a meeting by approval by ballot as provided in Hawaii's Nonprofit Corporations Act. In the event of an emergency or pandemic that adversely impacts the association's revenue, authorizes board to, without notice or approval of unit owners, use the association's replacement reserves or borrow money for operating expenses, and may grant the lender the right to assess and collect monthly or special assessments from the unit owners, and to enforce the payment of assessments or other sums by statutory lien and foreclosure proceedings.

State	Bill Number	Last Action	Status
HI	HB 599	Act 083 On 06 24 2021 Gov Msg No 1185 2021 06 25	Enacted

**Title**  
Relating To Association Governance.

**Introduction Date:** 2021-01-25

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Clarifies that planned community associations may conduct meetings remotely consistent with the Hawaii Nonprofit Corporations Act. Authorizes condominium associations to conduct electronic meetings and electronic, machine, or mail voting during a state of emergency or local state of emergency, or any meeting noticed during such emergencies and for which the applicable emergency has since expired. (CD1)

**Primary Sponsors**

Aaron Johanson, Lisa Kitagawa, Scott Saiki

**Bill State: IL (1)**

State	Bill Number	Last Action	Status	FN Outlook
IL	SB 112	Rule 3 9 A Re Referred To Assignments 2021 04 16	In Senate	22.7% 52.3%

**Title**  
Condos-Virtual Meeting; Notice

**Introduction Date:** 2021-02-03

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Amends the Condominium Property Act. Provides that the bylaws of each condominium association shall provide that, if the meeting of the board of managers is to be held without the physical presence of all of the members of the board by telephonic means, or by use of any acceptable technological means, notice of the meeting shall include a telephone number, web-based access portal, or other appropriate means of access to enable each unit owner to attend and hear or see, as applicable, the board meeting via telephonic or other acceptable technological means.

**Primary Sponsors**

Sara Feigenholtz

**Bill State: MA (1)**

State: MA Bill Number: H 1416 Last Action: Hearing Canceled New Hearing Tbd 2021 10 25 Status: In House

FN Outlook  
95.4% 86.0%

**Title**  
An Act relative to electronic meetings and voting in condominiums

**Introduction Date:** 2021-03-29

**Description**  
By Mr. Honan of Boston, a petition (accompanied by bill, House, No. 1416) of Kevin G. Honan relative to electronic meetings and voting in condominiums. Housing.

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Primary Sponsors**  
Kevin Honan

## Bill State: MD (2)

State: MD Bill Number: HB 1023 Last Action: Enacted Under Article li Section 17 C Of The Maryland Constitution Chapter 524 2021 05 30 Status: Enacted

**Title**  
Real Property – Condominiums, Homeowners Associations, and Cooperative Housing Corporations – Virtual Meetings

**Introduction Date:** 2021-02-05

**Description**  
Authorizing the governing body of a condominium, homeowners association, or cooperative housing corporation, notwithstanding language contained in the governing documents of the Corporation, to authorize certain meetings to be conducted or attended by certain electronic means; authorizing certain individuals who attend a meeting by certain electronic means to be deemed present for quorum and voting purposes; authorizing certain matters to be set for a vote at a certain virtual meeting under certain circumstances; etc.

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Primary Sponsors**  
Mel Holmes

State	Bill Number	Last Action	Status
MD	SB 686	Enacted Under Article II Section 17 C Of The Maryland Constitution Chapter 523 2021 05 30	Enacted

**Title**  
Real Property - Condominiums, Homeowners Associations, and Cooperative Housing Corporations - Virtual Meetings

**Introduction Date:** 2021-02-03

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**  
Authorizing the governing body of a condominium, homeowners association, or cooperative housing corporation, notwithstanding language contained in certain governing documents, to authorize certain meetings to be conducted or attended by certain electronic means under certain circumstances; authorizing certain individuals who attend a meeting by certain electronic means to be deemed present for quorum and voting purposes; authorizing certain matters to be set for a vote at a certain virtual meeting; etc.

**Primary Sponsors**  
Will Smith

#### Bill State: ME (1)

State	Bill Number	Last Action	Status
ME	LD 683 (SP 271)	Signed By The Governor 2021 06 21	Enacted

**Title**  
An Act To Allow Maine Nonprofit Corporations To Hold Meetings Electronically

**Introduction Date:** 2021-06-14

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Primary Sponsors**  
Trey Stewart

#### Bill State: MT (1)

State	Bill Number	Last Action	Status
MT	SB 145	Chapter Number Assigned 2021 04 12	Enacted

**Title**  
Revise homeowners association laws to allow remote meetings by default

**Introduction Date:** 2021-01-26

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Primary Sponsors**  
Steve Fitzpatrick

#### Bill State: NC (2)

State	Bill Number	Last Action	Status	FN Outlook
NC	SB 410	Ref To Com On Rules Calendar And Operations Of The House 2021 04 27	In House	61.1% 76.3%

**Title**  
Nonprofit Electronic Business/Remote Meetings.

**Introduction Date:** 2021-03-30

**Labels:** Association Board Regulations and Rules Development

**Primary Sponsors**  
Amy Galey, Jim Perry, Michael Lazzara

Virtual Meetings

State	Bill Number	Last Action	Status
NC	HB 320	Ch SI 2021 162 2021 09 20	Enacted

**Title**  
Modernize Remote Business Access.

**Introduction Date:** 2021-03-16

**Labels:** Association Board Regulations and Rules Development

**Primary Sponsors**  
Destin Hall, John Bradford, Erin Pare, Julia Howard

Virtual Meetings

### Bill State: NJ (1)

State	Bill Number	Last Action	Status
NJ	A 4918	Approved P L 2021 C 202 2021 08 24	Enacted

**Title**  
Allows corporations and certain financial institutions to hold remote shareholder meetings.

**Introduction Date:** 2020-11-05

**Labels:** Meeting Procedures Virtual Meetings

**Primary Sponsors**  
Lou Greenwald, Gordon Johnson, Raj Mukherji, Pat Diegman, Vin Gopal

### Bill State: NY (4)

State	Bill Number	Last Action	Status	FN Outlook
NY	A 8185	Referred To Housing 2021 08 25	In Assembly	2.7% 83.9%

**Title**  
Requires condominium by-laws to allow for the conduct of unit owner meetings via electronic means

**Introduction Date:** 2021-08-25

**Labels:** Association Board Regulations and Rules Development

**Description**  
Requires condominium by-laws to allow for the conduct of unit owner meetings via electronic means.

Virtual Meetings

**Primary Sponsors**  
Nily Rozic



State	Bill Number	Last Action	Status	FN Outlook
NY	S 7278	Referred To Rules 2021 07 07	In Senate	5.5% 79.8%

**Title**

Requires condominium by-laws to allow for the conduct of unit owner meetings via electronic means

**Description**

Requires condominium by-laws to allow for the conduct of unit owner meetings via electronic means.

**Primary Sponsors**

Liz Krueger

**Introduction Date:** 2021-07-07

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

State	Bill Number	Last Action	Status
NY	S 1182	Substitute A 1237 Action Signed Chap 588 2021 11 08	Enacted

**Title**

Provides for the remote conduct of certain practices and procedures relating to board meetings

**Description**

Provides for the remote conduct of certain practices and procedures relating to board meetings utilizing electronic and/or audio-visual technologies; makes permanent provisions relating to providing for the remote conduct of certain practices and procedures relating to board meetings.

**Primary Sponsors**

Brian Benjamin

**Introduction Date:** 2021-01-07

**Labels:** Virtual Meetings

State	Bill Number	Last Action	Status
NY	A 1237	Signed Chap 588 2021 11 08	Enacted

**Title**

Provides for the remote conduct of certain practices and procedures relating to board meetings

**Description**

Provides for the remote conduct of certain practices and procedures relating to board meetings utilizing electronic and/or audio-visual technologies; makes permanent provisions relating to providing for the remote conduct of certain practices and procedures relating to board meetings.

**Primary Sponsors**

Amy Paulin

**Introduction Date:** 2021-01-07

**Labels:** Virtual Meetings

Bill State: OR (1)

State	Bill Number	Last Action	Status
OR	SB 329	Effective Date May 19 2021 2021 06 10	Enacted

**Title**  
Relating to communities governed by declarations; and declaring an emergency.

**Description**  
Allows homeowners and condominium associations to hold electronic meetings. Makes changes to delivery of electronic notices. Declares emergency, effective on passage.

**Primary Sponsors**  
Betsy Johnson

**Introduction Date:** 2021-01-11

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

### Bill State: TN (2)

State	Bill Number	Last Action	Status
TN	SB 181	Comp Became Pub Ch 85 2021 04 12	Enacted

**Title**  
Corporations, For Profit - As enacted, requires corporations to implement certain measures and maintain certain records when allowing shareholder meetings to be conducted by remote means.  
- Amends TCA Title 48.

**Primary Sponsors**  
Jack Johnson

**Introduction Date:** 2021-01-14

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

State	Bill Number	Last Action	Status
TN	HB 106	Pub Ch 85 2021 04 12	Enacted

**Title**  
Corporations, For Profit - As enacted, requires corporations to implement certain measures and maintain certain records when allowing shareholder meetings to be conducted by remote means.  
- Amends TCA Title 48.

**Primary Sponsors**  
William Lamberth

**Introduction Date:** 2021-01-07

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

### Bill State: TX (3)

State	Bill Number	Last Action	Status
TX	SB 1939	Referred To Business Commerce 2021 04 01	Failed sine die

**Title**  
Relating to organization of, meetings of, and voting by condominium unit owners' associations and property owners' associations.

**Primary Sponsors**  
Brandon Creighton

**Introduction Date:** 2021-03-12

**Labels:** Association Board Regulations and Rules Development

Uniform and Community Association Acts (Bill of Rights, Condo, HOA, UCIOA)

Virtual Meetings

State	Bill Number	Last Action	Status
TX	HB 3502	Referred To Business Commerce 2021 05 10	Failed sine die

**Title**

Relating to organization of, meetings of, and voting by condominium unit owners' associations and property owners' associations.

**Primary Sponsors**

Stan Lambert, Drew Darby

**Introduction Date:** 2021-03-10

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

State	Bill Number	Last Action	Status
TX	HB 1467	Received From The House 2021 05 17	Failed sine die

**Title**

Relating to property owners' association annual meetings held electronically.

**Primary Sponsors**

Jacey Jetton, Art Fierro

**Introduction Date:** 2021-01-29

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Bill State: VA (2)**

**Title**

Property Owners' Association Act/Condominium Act; use of electronic means for meetings and voting.

**Introduction Date:** 2021-01-08

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Property Owners' Association Act; Condominium Act; use of electronic means for meetings and voting. Allows meetings of property owners' associations, boards of directors, unit owners' associations, executive boards, and committees to be held entirely or partially by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for the use of electronic means for such meetings. The bill requires that such guidelines ensure that persons accessing such meetings are authorized to do so and that persons entitled to participate in such meetings have an opportunity to do so. The bill grants authority for determining whether any such meeting may be held entirely or partially by electronic means to the board of directors or executive board, as applicable. Under current law, if a meeting of a board of directors or executive board is conducted by telephone conference or video conference, at least two members of the board of directors or executive board, as applicable, are required to be physically present at the meeting place included in the meeting notice. The bill amends the definition of "electronic means" to provide that a meeting conducted by electronic means includes a meeting conducted via teleconference, videoconference, Internet exchange, or other electronic methods. The bill allows members of property owners' associations or unit owners' associations to vote at meetings of such associations by absentee ballot, and allows such members to vote in person, by proxy, or by absentee ballot by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for such voting. Finally, the bill provides that if a vote, consent, or approval required to be obtained by secret ballot is accomplished through electronic means, the electronic means shall protect the identity of the voter, and provides that if the electronic means cannot protect the identity of the voter, another means of voting shall be used. This bill is identical to HB 1816.

**Primary Sponsors**

Siobhan Dunnavant

**Title**

Property Owners' Association Act/Condominium Act; use of electronic means for meetings and voting.

Introduction Date: 2021-01-06

Labels: Association Board Regulations and Rules Development

Virtual Meetings

**Description**

Property Owners' Association Act; Condominium Act; use of electronic means for meetings and voting. Allows meetings of property owners' associations, boards of directors, unit owners' associations, executive boards, and committees to be held entirely or partially by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for the use of electronic means for such meetings. The bill requires that such guidelines ensure that persons accessing such meetings are authorized to do so and that persons entitled to participate in such meetings have an opportunity to do so. The bill grants authority for determining whether any such meeting may be held entirely or partially by electronic means to the board of directors or executive board, as applicable. Under current law, if a meeting of a board of directors or executive board is conducted by telephone conference or video conference, at least two members of the board of directors or executive board, as applicable, are required to be physically present at the meeting place included in the meeting notice. The bill amends the definition of "electronic means" to provide that a meeting conducted by electronic means includes a meeting conducted via teleconference, videoconference, Internet exchange, or other electronic methods. The bill allows members of property owners' associations or unit owners' associations to vote at meetings of such associations by absentee ballot, and allows such members to vote in person, by proxy, or by absentee ballot by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for such voting. Finally, the bill provides that if a vote, consent, or approval required to be obtained by secret ballot is accomplished through electronic means, the electronic means shall protect the identity of the voter, and provides that if the electronic means cannot protect the identity of the voter, another means of voting shall be used. This bill is identical to SB 1183.

**Primary Sponsors**

David Bulova

**Bill State: WA (1)****Title**

Addressing electronic meetings and notice provisions for common interest communities, condominiums, and homeowners' associations.

Introduction Date: 2020-12-11

Labels: Association Board Regulations and Rules Development

Virtual Meetings

**Primary Sponsors**

Jamie Pedersen

## Bill State: WI (1)

State	Bill Number	Last Action	Status
WI	AB 22	Laid On The Table 2021 02 16	In Assembly

FN Outlook
61.0% 66.6%

### Title

member meetings, bylaws, and emergency powers of a cooperative.

**Introduction Date:** 2021-01-29

**Labels:** Association Board Regulations and Rules Development

Virtual Meetings

### Description

An Act to amend 185.07 (1), 185.13 (1) and 185.13 (4); and to create 185.03 (13), 185.07 (4) and 185.13 (7) of the statutes;

### Primary Sponsors

Rob Summerfield, Loren Oldenburg, David Armstrong, Jill Billings, Steve Doyle, Jimmy Boy Edming, Rick Gundrum, Jesse James, Joel Kitchens, Scott Krug, Mike Kuglitsch, Tony Kurtz, Amy Loudenbeck, Beth Meyers, Nick Milroy, Clint Moses, Jeff Mursau, Todd Novak, Warren Petryk, Jon Plumer, Donna Rozar, Ken Skowronski, Pat Snyder, Mark Spreitzer, Gary Tauchen, Jeremy Thiesfeldt, Travis Tranel, Nancy VanderMeer, Don Vruwink

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