

2024 Legislative Session Report



2024 CAI Idaho Legislative Session Report

Community Associations Institute (CAI) Idaho Legislative Action Committee (LAC) spent the 2024 legislative session advocating on behalf of the [approximately 349,000 Idahoans living in 133,000 homes in approximately 3,000 community associations across the Gem State](#). Idaho's legislative session began on January 8 and adjourned March 29, 2024. The CAI Idaho LAC actively tracked 9 bills out of 384 bills introduced in the House, and 243 bills introduced in the Senate. Below are highlights from the 2024 Idaho State Legislature:

[S 1286 HOMEOWNER'S ASSOCIATIONS – Adds to existing law to prohibit homeowner's associations from taking any action to require grass lawns.](#)

This bill would have prohibited homeowners associations from requiring grass lawns in their community, and contained language specifically protecting xeriscaping and water-wise landscaping practices.

The Idaho LAC **opposed** this bill due to its overly broad and vague language, as well as its infringement on the contractual authority of homeowners associations to set their own rules and regulations, and sent out a call to action which saw 5 messages sent to legislators.

Status: Successfully FAILED in Committee.

[H 621 HOMEOWNER'S ASSOCIATIONS – Amends existing law to define terminology and to provide for the declaration of certain conflicts of interest or familial relationships with respect to service contracts with a homeowner's association.](#)

This bill adds a new definition for community managers into statute, and states that a homeowners association, for the purposes of Idaho law, can be classified as either a board, a community manager acting under a contract with a homeowners association, or someone with explicit authority to act on behalf of the association. The bill also requires that board members disclose any conflicts of interest or familial relations with any entity the association has either entered into contract with or seeks to enter into a contract with.

The Idaho LAC **opposed** this bill due to the vague and non-industry standard definitions included in the bill.

Status: Unsuccessfully PASSED. Effective July 1, 2024.

H 543 FAMILY DAYCARE HOMES – Adds to existing law to provide that a homeowner’s association may not prohibit the operation of a family daycare home.

This bill takes away the authority of homeowners associations to prohibit the opening of family daycare facilities in their community. It allows associations to impose rules and regulations such as architectural controls, a requirement that the facility be licensed, and parking rules. The way the bill is written, it appears to invalidate current community association restrictions and prevent amendments in the future to address a community’s particular needs, however the bill sponsor noted an intent not to supersede current rules, but only to prevent future amendments for existing communities.

The Idaho LAC **opposed** this bill due to the uncertainty surrounding the impact on current restrictions for community associations, and the imposition of a one-size-fits-all solution in order to address the real need of childcare access. Multiple calls to action went out on this bill, which saw a total of 65 messages sent to legislators across both chambers.

Status: Unsuccessfully PASSED. Effective July 1, 2024.

H 589 HOMEOWNER’S ASSOCIATIONS – Amends existing law to revise provisions regarding certain disclosures and to provide for a restriction on transfer fees.

This bill states that no fee may be charged for a statement of assessment account, which includes outstanding assessments, charges, fees owed to the association, transfer fees, and late fees. A transfer fee may not be charged by an association unless the governing documents give it the explicit authority to do so, and no portion of the transfer fee may be paid to or allocated to a third party, including the association’s manager.

Status: PASSED. Effective July 1, 2024.

GET INVOLVED IN CAI Idaho ADVOCACY EFFORTS!

Track ID 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](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Idaho.

To support their efforts, visit caionline.org/lacdonate and select “Idaho.”

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!

CAI ID LAC and Chapter Contact Information:

[CAI Idaho Legislative Action Committee](#) - (888) 224-4321

[CAI Idaho Chapter](#)- (208) 918-4717