

HELP PROTECT YOUR COMMUNITY!



MICHIGAN
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

5 REASONS WHY YOU SHOULD CONTRIBUTE

What is the Michigan Legislative Action Committee?

This diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on how proposed legislation could impact people living and working in community associations.

WHY WE NEED YOUR HELP

During legislative sessions in Michigan, there are always pieces of legislation introduced that impact South Michigan community associations. We need your help now to continue to educate legislators and build relationships on your behalf. In order to be successful in supporting or opposing legislation, we rely on your support. Your donation makes our legislative advocacy and outreach efforts possible.

Please consider donating a \$1 per door (or more) so we can represent your community voice at the State Capitol. Giving is easy, simply donate online today at www.advocacy.caionline.org or mail back your Dollar-a-Door or More donations form.

Additional information can be found on the Legislative Action Committee's website, www.caionline.org/MILAC



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- 1 Gives you a voice.** The volunteer committee represents the approximately 1,439,000 Michiganders living in [more than 8,650 community associations across the state](#). Your donation saves you and your community association money by protecting Michigan's homeowner and condominium associations from burdensome legislation.
- 2 Keeps you informed and involved.** The Michigan Legislative Action Committee organizes "grassroots" advocacy campaigns — letters, e-mails, phone, and social media communications regarding important issues related to community associations.
- 3 Tracks legislation that could impact community associations.** In 2024, the committee reviewed 17 bills that directly or indirectly impacted community associations >> www.caionline.org/LegislativeTracking
- 4 Strengthens key relationships with lawmakers.** By educating lawmakers, legislative and executive staff, and other organizations, as well as testifying, the committee helps advance issues facing community associations and influence the outcome of legislation.
- 5 Advocacy Successes.** The Michigan LAC has advocated on several notable bills that impact community associations in 2024 Legislative Session:

MARKETABLE RECORD TITLE ACT- 2022 PA 235 was enacted in December 2022, which amended MCL 565.104 to exclude any land use restriction from applicability of the MRTA. However, there was a significant risk that after March 29, 2024, the MRTA could be used to invalidate recorded restrictions older than 40 years. MILAC **supported** an extension, which eventually passed as Public Act 20 of 2024, giving community associations until September 29, 2025, to take steps to preserve their recorded restrictions by recording a notice of claim. Before then, the LAC will continue its lobbying efforts to attempt to exempt as many community association restrictions from the MRTA as possible. **Status: Extension granted until September 29, 2025**

HB 5019 – RESERVE STUDY LEGISLATION - MI LAC **initiated and supported** this legislation that aligns tightly with CAI National's updated Reserves Public Policy, amending existing Michigan law that requires condominium associations to have a reserve fund by requiring associations to periodically conduct or update reserve studies. The bill requires an existing condominium to conduct a reserve study within 3 years of passage of the legislation, and every 5 years after that. This legislation applies to condominiums with a budget of \$20,000 or more or at least 20 units. For condominiums still under developer control, the bill would require a reserve study to take place at least 30 days before transition. **Status: Died in committee. Will be reintroduced in 2025.**

HB 4416 – RESTRICTIVE COVENANTS—In 2023, MILAC **initiated and supported** a new law that would allow the boards of community associations to easily amend their governing documents to remove discriminatory covenants. The bill authorizes boards to record a discharge to remove such covenants from their documents without a general vote. The LAC additionally helped amend the bill to ensure that it complied with the existing provisions of the Michigan Condominium Act regarding amendments and to ensure that association boards will be able to easily identify removable "prohibited restrictions" by more specifically defining this term in the bill. The bill was passed into law as the "Discharge of Prohibited Restrictive Covenants Act." This legislation aligns with CAI national's public policy on the simplified removal of discriminatory restrictive covenants by community association boards. **Status: Enacted effective February 21, 2024 – Now Public Act 1 of 2024**

Dollar-a-Door or More!

YOUR DONATION MAKES A DIFFERENCE



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WAYS TO PLEDGE

>> Community Pledge

of doors

X \$1 or more

\$

>> Flat Rate Pledge

\$100

\$250

\$500

\$1,000

\$

Helping out is easy! [Go to www.caionline.org/LACdonate](http://www.caionline.org/LACdonate) or fill out and return this Dollar-a-Door or More donations form. Most community association boards can legally allocate money to support the South Michigan Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

METHOD OF DONATION

- ONLINE**— www.caionline.org/LACDonate
- CHECK**— make payable to: **Michigan Legislative Action Committee**

Association Name: _____

Management Company: _____

Community Manager: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Does your association agree to be recognized for its contribution by CAI? Yes / No

*The Michigan Legislative Action Committee is **NOT** a Political Action Committee (PAC) and **does not** give money to legislators or legislative candidates.

Please return this completed form to the address below:

CAI Michigan Chapter

P.O.Box 973201

Ypsilanti, Michigan 48197

734.478.3756

www.cai-michigan.org

Thank you for your support!



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