

HELP PROTECT YOUR COMMUNITY!

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



1 Gives you a voice. The volunteer committee represents the approximately 1,439,000 Michiganders live in [Michigan's more than 8,650 community associations](#). 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:

HB 5019 – Reserve Studies- This bill requires an initial reserve study for condominiums within 3 years of the bill's effective date, with subsequent studies at least once every 5 years. It also specifies requirements for a qualified reserve professional to perform the study, and requires that an association must adequately fund reserves. This bill, using elements from CAI's Reserve Studies and Building Inspections Public Policies, has been a priority for the MI LAC this legislative session. **Status: In committee.**

MRTA initiative- The LAC has been working with legislators on a full repeal of Michigan's Marketable Record Title Act, which automatically eliminates covenants attached to a property after 40 years, meaning association governing documents are not enforceable in perpetuity. A repeal of the MRTA will bring Michigan in line with the majority of the country, and allow association authority to remain without legal hinderances. **Status: The LAC is working with lawmakers on the bill's introduction this legislative session.**

HB 5028 – Homeowners Energy Policy Act- This bill, passed in July 2024, requires that all HOAs adopt a written solar energy rule that does not conflict with state or local law, and which does not prohibit roof installation or prohibit specific technologies. CAI's Conservation, Sustainability, and Green Issues Public Policy advocates for association autonomy in solar panel rulemaking, and this bill comes into conflict with that. The LAC is working with lawmakers to introduce **HB 5940** in 2024, which would repeal this bill. **Status: Passed 6/27/24, repeal bill will potentially be introduced.**

[Click here to follow the important legislation CAI is tracking for 2024.](#)

Dollar-a-Door or More!

YOUR DONATION MAKES A DIFFERENCE



MICHIGAN
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

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!



MICHIGAN
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute