

2024 Alaska Legislative Session Report



2024 CAI Alaska Legislative Session Report

CAI's members, partners, and staff actively advocated on behalf of the approximately [66,000 Alaskans living in 24,600 homes in nearly 1,000 community associations across The Last Frontier](#) during the 2024 state legislative session. Alaska's legislative session began on January 16 and adjourned on May 15, 2024. Below is a brief overview from the 2024 Alaska State Legislature:

SB 160 An Act relating to planned communities; and providing for an effective date.

SB 160 would allow exterior unit modifications to parts of the unit not visible to another unit owner or the public. The bill does not allow associations to impose certain rules and regulations, including architectural and aesthetic standards, on these modifications, and also does not define what is considered visible, and how long something can be visible before a violation can be enforced.

SB 106 also attempts to introduce a mandatory payment plan structure without answering key questions about how such a structure would work in practice. The bill requires that associations offer owners payment plans for violations in which they can pay the sum over an extended period. However, the bill does not go further than that language, instead leaving open questions of what constitutes an "extended period of time" and an "offer" of a payment plan.

CAI **opposed** this bill.

Status: Successfully DIED in Committee.

SB 236 An Act relating to grants to disaster victims.

SB 236 would allow the Governor to award grants of up to \$50,000 to Alaskans which could be specifically used for community association assessments by eligible homeowners impacted by disasters. These funds are intended to only be used for disasters which have been declared as such by the Governor, but not the President. Even when the President declares a disaster, current FEMA rules prohibit federal funds from being used to assist community associations, creating a gap in vital assistance that states must figure out how to fill.

Community associations depend on assessment funds from homeowners to perform day-to-day maintenance of roads, clubhouses, roofs, and other commonly owned properties. While these expenditures are usually fixed, when there is an emergency, community associations have the authority to impose a special assessment to fund crucial community projects. This means that when a disaster

hits, community associations need to not only continue regular maintenance programs, but also figure out how to pay for disaster response and recover efforts. The influx of cash provided under SB 236 would provide a vital lifeline for homeowners who are struggling to rebuild after a disaster and figuring out how to pay their fair share of community association assessments and special assessments.

CAI **supported** SB 236, and submitted testimony urging its passage, and expansion to require municipalities to clear debris from private roads. A call to action went out on May 6, 2024, which saw 7 messages sent to members of the House Health and Social Services Committee.

On the final day of business for the legislature, the text of SB 236 as passed by the Senate was added into the newly retitled **HB 345 An Act relating to grants to unit owners for disaster relief; relating to safety ladders at municipal harbor facilities; relating to the harbor facility grant fund; and providing for an effective date** as an amendment by the Senate, and the House concurred shortly after. HB 345 was successfully sent to the Governor for signature before midnight on May 14, the final possible moment for the passage of legislation.

Status: Successfully PASSED via amendment, awaiting Governor’s signature.

GET INVOLVED IN ALASKA CAI ADVOCACY EFFORTS!		
Track AK 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 Wyoming. 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!
CAI Chapter Contact Information: CAI Greater Alaska Chapter - (907) 830-5002		