

House Resolution 1751

By: Representatives Lewis-Ward of the 115th, Hugley of the 141st, Greene of the 154th, Wilkerson of the 38th, and Powell of the 33rd

A RESOLUTION

1 Urging condominium associations, property owners' associations, and any other corporations
2 or voluntary entities formed for the purpose of exercising the powers of a homeowners' or
3 property owners' association governing a common interest community to provide
4 transparency to members of such associations; and for other purposes.

5 WHEREAS, ownership of a condominium or single-family home represents the fulfillment
6 of the American dream and a significant investment in a person's financial future; and

7 WHEREAS, many condominiums and single-family homes are located in condominium
8 associations, property owners' associations, and other corporations or voluntary entities
9 formed for the purpose of exercising the powers of a homeowners' or property owners'
10 association governing a common interest community; and

11 WHEREAS, such associations may levy assessments, special assessments, and other fees on
12 members; and

13 WHEREAS, purchasers of properties in such associations may not know their properties are
14 burdened by assessments, special assessments, or other fees; and

15 WHEREAS, members of such associations may not be aware they owe such assessments,
16 special assessments, or other fees or that such assessments, special assessments, or other fees
17 have not been paid; and

18 WHEREAS, such associations should provide contact information for requests for statement
19 of account in an easy to find location on its public website or made available to members and
20 promptly providing detailed statements of account to members upon request listing
21 assessments, due dates for assessments, any assessments due to such associations, and any
22 scheduled assessments that will become due to avoid the potential consequence of a member
23 losing his or her home for not paying assessments and other fees.

24 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES that
25 the members of this body urge condominium associations, property owners' associations, and
26 any other corporations or voluntary entities formed for the purpose of exercising the powers
27 of a homeowners' or property owners' association governing a common interest community
28 to provide transparency to members of such associations.

29 BE IT FURTHER RESOLVED that such associations are urged to provide contact
30 information for requests for statement of account in an easy to find location on its public
31 website or made available to members and promptly providing detailed statements of account
32 to members upon request listing assessments, due dates for assessments, any assessments due
33 to such associations, and any scheduled assessments that will become due.

34 BE IT FURTHER RESOLVED that the Clerk of the House of Representatives is authorized
35 and directed to make appropriate copies of this resolution available for distribution to the
36 public and the press.