

Community Trends®



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LEGISLATIVE UPDATE

The beginning of a new year is a good time to review the purpose and mission of CAI's Legislative Action Committee-NJ (LAC), and to report to you our legislative and regulatory goals for the upcoming year. As you know, our committee members are dedicated volunteers who donate their time and talents to achieving our goal of improving the lives of our community association members and empowering the professionals and business partners who work every day in the field of common interest community management and governance. There are homeowner leaders, community managers, insurance specialists, attorneys and accounting professionals on the LAC, each bringing their own expertise, experience and knowledge to our efforts to impact legislation to benefit our constituents.

The LAC's stated purpose and mission is to allow "CAI to speak with one voice on legislative and regulatory matters that affect community associations, community association managers and CAI business partners." Technically, the NJ-LAC is a committee of CAI's national office in Washington that serves the State of New Jersey, which is also served by two CAI chapters, the NJ Chapter and the Pennsylvania/Delaware Valley Chapter. We review all pending legislation that could potentially impact our constituents, and report our support (or opposition) to New Jersey's legislators. To view the list of such pending legislation and the LAC's position on each bill, simply go to the CAI-NJ website and click on the bill chart link at www.cainj.org/legislative/bill-chart.

We also initiate legislation and regulatory changes to address issues faced by our constituents for which there is

no current remedy. If you are reading this column you likely either live or work in a common interest community. You are our "eyes and ears" on the ground and we depend on you to report to us the issues you face and the problems you need solved. Our effectiveness as a group depends in part on your willingness to partner with us in our efforts. We invite your input!

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Our legislative and regulatory priorities for the upcoming legislative term (January 2020 to January 2022) are:

- **Adoption of uniform common ownership interest legislation** (the revival of UCIOA by the NJ Law Review Commission)
- **Adoption of a legislative correction of the Palisades statute of limitations ruling** (which provides that this time frame runs from the date a construction defect is discovered, even if the developer/builder is in control of the board at the time)
- **Adoption of an amendment to the Municipal Land Use Law with regard to bonding of association improvements** (currently not required of developer/builder if improvements are to be dedicated to the association)
- **Expansion of services to be reimbursed to associations**

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or performed by municipalities (such as maintenance of fire hydrants)

- Monitor DCA adoption of revised language further defining “adequate reserves” and “benefits derived” (as contained in PREDFDA and the Condominium Act and their administrative regulations)
- Monitor *Radburn* regulations to be published by the

DCA (regarding election procedures and by-law amendment procedures)

- Monitor prospective legislation dealing with Board Member training and Manager Licensing

Our efforts will be focused here, and we will not let up until we’ve achieved the success, and fairness, our constituents deserve. Talk to you next month! ■