

# Community Trends®

NEW JERSEY CHAPTER  
community  
ASSOCIATIONS INSTITUTE

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## LEGISLATIVE UPDATE

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As the old saying goes...“there’s no rest for the weary...”. This aptly describes our life on the Legislative Action Committee lately...

For the past year we’ve been focusing our considerable energy and efforts on several important fronts... from addressing all the vast changes in our industry brought on by the COVID-19 pandemic and state of emergency, to appealing the DCA’s onerous Radburn regulations, to employing a full court press to pass immunity legislation for common interest communities in New Jersey (speaking of which, see the important announcement in the shaded box below). Then, just a few short weeks before I sat at my computer to write this column, three (3) new bills were introduced in the NJ Assembly which have the potential to make significant changes in our industry.

Assemblywoman Annette Quijano, a lawyer who lives in a common interest community, has introduced A5492 (which would institute *mandatory* board member training), A5493 (which would institute mandatory community manager licensing) and A5494 (which would provide for the imposition of a fine of up to \$2000 against any association that did not timely provide their members access to board meeting minutes). Senator Loretta Weinberg just introduced companion bills in the New Jersey Senate. We expect these bills will not languish in our legislature but will advance fairly quickly.

While it’s fair to say that the concept of welltrained managers and board members who are educated in the laws, regulations and policies which apply to community associ-

ation governance is one we can all support, the devil is in the details of such legislation. For instance, is it necessary to *mandate* such training, and if so, what will be the enforcement mechanisms put into place to ensure the requirements are met? Will it entail a cost, and if so, who will bear that cost? What entity will provide the training and administer the licensing process?

We in the LAC and in CAI generally have offered ourselves as a resource to these legislators and hope to be able to share with them our knowledge and experience on

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how best to manage and operate the nearly 7000 common interest communities in New Jersey while promoting the practices and policies of CAI’s National organization.

Remember, legislation like this is often the result of bad situations either experienced by the legislators themselves or reported to them by their constituents. Let’s all do our best to avoid such situations by doing the right thing in our respective roles in the governance of our communities. We’ll keep you posted on these bills and their progress. ■

Please take a few moments to contact your home district state legislators to express your support for A4879/S3584 (which provide immunity to CICs against COVID-19 related claims) and to ask for their support of these bills when they come to a vote. Simply click on this link for a quick and easy way to do just that: <https://p2a.co/TzeMoFI> Let’s do this!