

# Community Trends



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## LEGISLATIVE UPDATE

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LEGISLATIVE ACTION COMMITTEE CHAIR

Your New Jersey Legislative Action Committee (NJ-LAC) is pleased to present you with this series of articles about recent legislation. The dedicated volunteer members of the NJ-LAC review hundreds of bills and proposed regulations each year for the benefit of New Jersey community associations. After deciding whether the proposed law will impact community associations, we narrow it down to a list of key bills to track and, if advisable, interact with. The interaction involves meeting with the sponsors of the bills, discussing our concerns, and proposing changes that we believe are beneficial to our constituents. While we sometimes oppose a bill completely, we always attempt to find common ground with the sponsor first to both assist them in solving the problem that needs to be addressed and protect your interests.

The bills that we interact with run the gamut from community association specific bills to employment bills, to national security legislation such as the recent Corporate Transparency Act. In that connection, we are very fortunate to have subject matter experts on the committee such as property managers, insurance professionals, professional engineers, accountants, and attorneys.

In addition, we regularly engage in outreach and education. This involves webinars, speaking engagements, articles, and email alerts. It also involves less formal methods, such as answering questions from our constituents and assisting lawmakers in resolving issues that their constituents may have with their community associations.

I don't think its bragging to say that for a number of years now (and preceding my tenure as chairperson), the LAC has been incredibly successful in influencing the laws that

impact you, especially in light of our volunteer status and the fact that we are not backed by "big business." We have from time to time been opposed by powerful interests and have been successful in prosecuting our case before your lawmakers, as seen in the expansion of the community association lien law, the Radburn statute, expansion of statute of limitations protections in community association

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transitions, the structural integrity and reserve funding law, and many more examples.

Therefore, I would like to take this opportunity to thank our LAC members who dedicate their time and expertise to the cause. We also need to thank our lobbyist Michele Jaker and her team at MBI. We should be proud of the work that we have done and will continue to do. Finally, we need to thank our Community Associations Political Action Committee (CA-PAC) for their work in raising the funds needed to make all of this possible.

If you appreciate the work that we do, I encourage you to consider volunteering for a CAI committee and to support the PAC with donations and participation at its events. You will find that while we are volunteers, the work is its own reward. ■