

SB 329 STAFF MEASURE SUMMARY

Carrier: Rep. Neron

House Committee On Housing

Action Date: 05/06/21

Action: Do Pass.

Vote: 8-0-0-0

Yeas: 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika

Fiscal: No fiscal impact

Revenue: No revenue impact

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 4/29, 5/6

WHAT THE MEASURE DOES:

Allows homeowners associations and condominium associations to conduct meetings electronically. Clarifies effective delivery of electronic meeting notice and provision of materials to allow owner participation and voting, where appropriate. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Increasing access for homeowners, ease of participation and information sharing
- Homeowners and condominium associations may opt-in
- Positive environmental impacts of electronic meetings in reducing travel

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Homeowners associations and condominium associations are currently required to have a quorum of board members physically present at a meeting to discuss and enact association business. Associations are also required to deliver physical notices of board meetings to owners in most circumstances. Remote meetings are only allowed by phone for emergencies.

Senate Bill 329 allows homeowners and condominium associations to conduct meetings electronically, provided that participants can communicate simultaneously and access meeting materials. The measure also permits boards to issue meeting notice electronically, if the notice includes information on how owners may attend and participate electronically.