

# Community Trends®



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## LEGISLATIVE UPDATE

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LEGISLATIVE ACTION COMMITTEE CHAIR

Welcome to my first monthly column for *Community Trends*® as the new Chair of the CAI Legislative Action Committee (LAC) for New Jersey! I am excited to take on this new role and look forward to reporting our legislative and regulatory accomplishments to you over the course of my term. I have been attending LAC's meetings and sponsored events for over six years now, first as the liaison to the Delaware Valley chapter, then as a full-fledged committee member. I can honestly say that the LAC's meetings and educational events are some of the most interesting, informative, and yes exciting times I spend in my job during any given month. I am honored to have been selected to lead our group, and humbled by my fellow committee members' faith in me.

Our members are dedicated volunteers who donate their time and talents to 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. There are homeowner leaders, property 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 New Jersey chapter and the Pennsylvania/Delaware Valley chapter. We review all pending legislation that could potentially impact our constit-

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ents 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](http://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!

Our legislative and regulatory priorities for the upcoming

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legislative term (January 2018 to January 2020) are:

- **Mortgage foreclosure reform** (to address the plague of vacant and abandoned homes in foreclosure)
- **Expansion of services to be reimbursed or performed by municipalities** (such as maintenance of fire hydrants)
- **Adoption of uniform common ownership interest legislation** (the revival of UCIOA by the NJ Law Review Commission)
- **DCA adoption of revised language further defining “adequate reserves” and “benefits derived”** (as contained in PREDFDA and the Condominium Act and their administrative regulations)
- **Opposition to legislation aimed at lessening a developer’s bonding requirements under the MLUL, and legislation limiting a CIC’s**

**ability to include protective indemnification provisions in vendor contracts** (such as snow removal contracts)

Our efforts will be focused here, and we will not let up until we’ve achieved the success, and fairness, our constituents deserve.

I would like to take this opportunity, on behalf of all LAC members past and present over these last three years, to personally thank our outgoing Chair, Chris Li, Esq., for her tireless and selfless efforts in leading the NJ LAC. She inspired each of us to give our best efforts in reaching our goals as a cohesive and collaborative group. I indeed have big shoes to fill, and will need the help and support of all those in our industry to continue the good work of the LAC so that together we can achieve our goals and accomplish our mission. Talk to you next month! ■