

ON THE HILL

LAC Legislative Update

BY JOHN MORRIS
UTAH LAC COMMITTEE CHAIR
MCKAY, BURTON & THURMAN

Stunning success! This year turned into a very active year for legislation affecting community associations. We monitored and responded to legislation affecting reserves, amendments to governing documents, service animals, condo conversions, the dispute resolution process, collections, foreclosures and other important issues.

On top of these efforts, we were successful in getting passed a shortened version of UCIOA that contains, among other things, a revolutionary revision to the insurance laws applicable to community associations. Everyone in our industry will benefit from the new and vastly improved insurance provisions.

As an example of the critical issues that we faced this session, a bill was introduced that would add community association disputes to the items that the Utah Property Rights Ombudsman could advise people on. More importantly, the ombudsman could force associations to both mediate and arbitrate disputes with owners through the ombudsman's office. The cost of this government service would be paid for by an annual fee chargeable to every community association.

While the bill was intended to address legitimate

concerns, the LAC committee members had very serious concerns about the cost imposed on associations both with the annual fee and the arbitration and mediation requirements. We were in direct communication with the sponsor and through our efforts, the sponsor decided to not pursue the bill.

This is just one of many bills that the LAC is responding to that would otherwise have no input from our industry but for the volunteer service of the LAC members and the contributions to the LAC that support our lobbying efforts.

The trials and successes of prior years contribute to our overall strategy and approach to legislation and the legislative process. This year turned into an amazing success, both from our accomplishments and how we achieved those accomplishments. We continue to build both credibility and relationships that further the influence of the LAC.

The LAC remains the frontline and the only line of defense for our industry in the legislative process. Make sure to get your contributions mailed in today, in any amount, to do your part in this effort that benefits us all.



Protecting Communities

*We've been in the insurance business
for 75 years. Protecting people is our job.*

**It's not just insurance . . .
It's smart HOA business.**

See for yourself why The Buckner Company
was named by Mountain West Capital Network
as one of Utah's fastest growing companies.

The **Buckner**  **Company**
Salt Lake City • Ogden • Idaho Falls

Béat Koszinowski
beat@buckner.com
801.937.6791
www.Buckner.com

