



HOUSE RESOLUTION 311: House Select Committee on HOAs.

2023-2024 General Assembly

Committee:	House Judiciary 1. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	May 1, 2023
Introduced by:	Rep. Iler	Prepared by:	Brian Gwyn
Analysis of:	PCS to First Edition H311-CSBE-25		Committee Co-Counsel

OVERVIEW: *The 1st edition of House Bill 311 would establish the Community Association Oversight division in the Office of the Attorney General to assist homeowners in communities governed by community associations. The PCS would convert the bill into a simple resolution that would establish a House Select Committee on Homeowners' Associations.*

CURRENT LAW: Chapter 47C of the General Statutes governs condominiums, including condominium unit owners' associations. Chapter 47F of the General Statutes governs planned communities, including owners' associations.

BILL ANALYSIS: The PCS would create the House Select Committee on Homeowners' Associations (Select Committee), which would consist of nine members of the House of Representatives appointed by the Speaker of the House. The Select Committee would study the following with regards to homeowners' associations (HOAs), which would include unit owners' associations and owners' associations governed under Chapter 47C and Chapter 47F of the General Statutes, respectively:

- Current laws applicable to HOAs.
- Existing remedies for HOA violations of their obligations under the law and recommended additional remedies for such violations.
- Executive agencies that are best positioned to assist homeowners in resolving complaints against HOAs for violations of law.
- Any other relevant issue the Select Committee deems appropriate.

The resolution includes organizational requirements for the Select Committee and authorizes powers consistent with other legislative committees. It requires the Legislative Services Officer to assign professional and clerical staff to assist the Select Committee.

The Select Committee would be required to submit a final report to the General Assembly on or before March 1, 2024.

EFFECTIVE DATE: The resolution would be effective upon adoption.

Jeffrey Hudson
Director



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Legislative Analysis
Division
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