



March 4, 2025

House Committee on Corporations

Re: **HB 5825** BY Speakman, Alzate: ENTITLED, AN ACT RELATING TO PROPERTY -- CONDOMINIUM LAW {LC2028/1} (Restricts increases in monthly common expenses and limit special assessments to cover unforeseen costs not included in condo association's approved annual budget for common expenses in associations where the minority of the units are deed-restricted units)

Hearing Date: March 4, 2025

Dear Representatives:

This letter is written on behalf of the Community Association Institute's Rhode Island Legislative Action Committee-Rhode Island ("CAI LAC-RI") in **OPPOSITION** of House Bill 5825 which seek to revise the Rhode Island Condominium Act, 34-36.1. House Bill 5825, while well intentioned, will have disastrous effects on condominium associations statewide.

By way of background, I am an emeritus member of the Community Association Institute ("CAI") Rhode Island Legislative Action Committee ("RI -LAC"). CAI RI-LAC, is comprised of property managers, attorneys and homeowners who represent condominium communities within Rhode Island, and we speak on behalf of thousands of condominium unit owners and their unit owner organizations in the State. I have been practicing association law in Rhode Island for fifteen years.

Our parent organization, CAI, is a global nonprofit 501(c)(6) organization. CAI is the foremost authority in community association management, governance, education, and advocacy. CAI was formed in 1973 by the Urban Land Institute and the National Association of Home Builders to provide the most effective guidance for the creation and operation of condominiums, co-operatives, and homeowners associations. The local chapter of CAI, CAI New England, is headquartered in Wellesley, Massachusetts and serves all of the New England States. CAI estimates that there are approximately 74.2 million people living in 28.2 million housing units within over 365,000 community associations (*Treece, The Community Associations Factbook 2018*). Over 1 out of every 4 Americans lives in a community association. *Id.*

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