

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015**

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HOUSE BILL 336

Short Title: HOA-Joint Legislative Study Committee. (Public)

Sponsors: Representatives Jeter, Cotham, Schaffer, and R. Moore (Primary Sponsors).
For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.

Referred to: Local Government.

March 25, 2015

A BILL TO BE ENTITLED
AN ACT TO STUDY HOMEOWNERS' PROTECTION AND PARTICIPATION IN THE
GOVERNANCE, ASSESSMENTS, AND RECORD-KEEPING OF THEIR
HOMEOWNERS' ASSOCIATIONS AND OTHER RELATED MATTERS.

The General Assembly of North Carolina enacts:

SECTION 1.(a) Creation. – There is created the Joint Legislative Study Committee on Homeowners' Associations. The Committee shall consist of 12 members to be appointed as follows:

- (1) Six members of the House of Representatives appointed by the Speaker of the House of Representatives.
- (2) Six members of the Senate appointed by the President Pro Tempore of the Senate.

SECTION 1.(b) Cochairs; vacancies. – The Speaker of the House of Representatives shall designate one representative to serve as cochair, and the President Pro Tempore of the Senate shall designate one senator to serve as cochair. Vacancies on the Committee shall be filled by the same appointing authority making the initial appointment.

SECTION 1.(c) Powers. – The Committee, while in the discharge of its official duties, may exercise all powers provided for under G.S. 120-19 and Article 5A of Chapter 120 of the General Statutes. The Committee may meet at any time upon the joint call of the cochairs. The Committee may meet in the Legislative Building or the Legislative Office Building.

SECTION 1.(d) Staffing. – The Legislative Services Commission, through the Legislative Services Officer, shall assign professional staff to assist the Committee in its work. The Directors of Legislative Assistants of the Senate and of the House of Representatives shall assign clerical staff to the Committee and the expenses relating to the clerical employees shall be borne by the Committee. Members of the Committee shall receive per diem, subsistence, and travel expenses at the rates set forth in G.S. 120-3.1.

SECTION 2.(a) Study. – The Committee may study all of the following:

- (1) Homeowners' protection and participation in the governance of their homeowners' associations, particularly as to assessments and record-keeping.
- (2) Any other matter reasonably related to subdivision (1) of this section, in the discretion of the Committee.

SECTION 2.(b) Report. – The Committee may submit an interim report to the 2015 General Assembly when it reconvenes in 2016. The Committee shall submit a final



- 1 report, including findings and legislative recommendations, to the 2017 General Assembly. The
2 Committee shall terminate upon filing its final report.
3 **SECTION 3.** This act is effective when it becomes law.