

BILL SUMMARY

1st Session of the 60th Legislature

Bill No.:	HB 2800
Version:	FA1
Request Number:	13343
Author:	Rep. Marti
Date:	3/25/2025
Impact:	\$0

Research Analysis

The floor substitute for HB 2800 outlines regulations for managing real estate developments, owners' associations, and related transactions. Managing entities must retain and provide access to recorded covenants, conditions, and restrictions (CCRs) within three business days of a request. Owners' associations must notify homeowners of updates to CCRs within five business days of adoption. Entities managing owners' associations must disclose individual fees, capped at \$175 per fee, and cannot charge homeowners for property condition reports.

Owners' associations cannot impose covenants that prohibit the ability to rent a property for any length of time. Owners' associations must keep financial records and update them quarterly. Upon request by an owner, an owners' association must issue a statement detailing a homeowner's status concerning dues and assessments within five business days. An association may not charge more than \$50 per request. They must also clearly document their fee structure in the association's official documents. Furthermore, owners' associations must outline their fine schedules, update them annually, and notify homeowners of any related meetings.

The measure also allows a settlement service provider to charge for costs to obtain certified copies of CCRs referenced in a title insurance commitment from the county clerk.

CHANGES IN FLOOR SUBSTITUTE FROM COMMITTEE SUBSTITUTE:

The floor substitute changes the timeframe for managing entities to grant CCR access from 72 hours to three business days and reduces the timeframe for owners' associations to issue homeowner status statements from seven days to five business days. The substitute also clarifies that notification to homeowners regarding CCR adoption must be sent via email or postal mail and removes the restriction on prohibiting renting a property as an office for an in-home business.

Prepared By: Autumn Mathews

Fiscal Analysis

The floor amendment to HB 2800 modifies the standard for a reasonable amount of time pursuant to the measure from seventy-two (72) hours to three (3) business days from the date a certain request is received. The measure does not materially alter the prior fiscal impact statement. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

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