



SENATE MOTION

MR. PRESIDENT:

I move that Engrossed House Bill 1115 be amended to read as follows:

- 1 Page 2, between lines 12 and 13, begin a new paragraph and insert:
2 "SECTION 1. IC 32-25.5-1-1, AS AMENDED BY P.L.27-2017,
3 SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
4 JULY 1, 2026]: Sec. 1. (a) Subject to subsection (b), this article applies
5 to the following:
6 (1) A homeowners association established after June 30, 2009,
7 that is authorized to impose mandatory dues on the homeowners
8 association's members.
9 (2) A homeowners association established before July 1, 2009:
10 (A) if a majority of the members of the homeowners
11 association elect to be governed by this article; or
12 (B) if the number of members required by the homeowners
13 association's governing documents elect to be governed by this
14 article if a different number of members other than the number
15 established in clause (A) is required by the governing
16 documents.
17 (b) The following apply to all homeowners associations, including
18 a homeowners association described in subsection (a)(2), regardless of
19 whether the members of the homeowners association have elected
20 under subsection (a)(2)(A) or (a)(2)(B) to be governed by this article:
21 (1) IC 32-25.5-3-3(g) through IC 32-25.5-3-3(m).
22 (2) IC 32-25.5-3-9.
23 (3) IC 32-25.5-3-10.
24 **(4) IC 32-25.5-3-10.5.**
25 ~~(4)~~ **(5) IC 32-25.5-3-11.**
26 **(6) IC 32-25.5-3-12.**
27 **(7) IC 32-25.5-3-13.**

- 1 **(8) IC 32-25.5-3-14.**
 2 **(9) IC 32-25.5-3.3.**
 3 ~~(10) IC 32-25.5-4.~~
 4 ~~(11) IC 32-25.5-5."~~

5 Page 6, between lines 33 and 34, begin a new paragraph and insert:
 6 "SECTION 2. IC 32-25.5-3-5, AS ADDED BY P.L.167-2009,
 7 SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 8 JULY 1, 2026]: Sec. 5. (a) This section does not apply to money
 9 borrowed by a homeowners association that is needed to:

- 10 (1) resolve, settle, or otherwise satisfy an act of enforcement
 11 against the homeowners association for violating a state or local
 12 law; or
 13 (2) address an emergency that affects the public health, safety, or
 14 welfare.

15 (b) A homeowners association may not borrow money during any
 16 calendar year on behalf of the homeowners association in an amount
 17 that exceeds the greater of:

- 18 (1) five thousand dollars (\$5,000) during any calendar year; or
 19 (2) if the homeowners association operated under an annual
 20 budget in the previous calendar year, an amount equal to at least
 21 ten percent (10%) of the previous annual budget of the
 22 homeowners association;

23 unless borrowing the money is approved by the affirmative vote of a
 24 majority of the members of the homeowners association voting under
 25 this section.

26 (c) A person who owns a lot, parcel, tract, unit, or interest in land in
 27 a subdivision may cast one (1) vote under this section for each lot,
 28 parcel, tract, unit, or interest in land in the subdivision that is owned by
 29 the person unless the governing documents provide for a different
 30 voting procedure.

31 (d) A vote held under this section must be conducted by paper
 32 ballot, **unless the governing documents of a homeowners**
 33 **association provide for voting by electronic means under section**
 34 **10.5 of this chapter.**

35 (e) **Except as provided in subsection (f),** a homeowners
 36 association shall distribute paper ballots to persons eligible to vote
 37 under this section at least thirty (30) days before the date the votes are
 38 to be opened and counted.

39 **(f) If the governing documents of a homeowners association**
 40 **provide for voting by electronic means under section 10.5 of this**
 41 **chapter, a homeowners association shall ensure that persons**
 42 **eligible to vote under this section are given at least thirty (30) days**
 43 **before the date the votes are to be opened and counted to cast their**
 44 **vote by electronic means.**

45 ~~(g)~~ (g) Votes cast under this section shall be opened and counted at
 46 a public meeting held by the homeowners association."

1 Page 7, between lines 30 and 31, begin a new paragraph and insert:
2 "SECTION 3. IC 32-25.5-3-10.5 IS ADDED TO THE INDIANA
3 CODE AS A **NEW SECTION TO READ AS FOLLOWS**
4 [EFFECTIVE JULY 1, 2026]: **Sec. 10.5. The governing documents**
5 **of a homeowners association may authorize any vote held under**
6 **this article to be conducted by electronic means."**

7 Page 9, line 7, after "section," insert **"a notice must be sent to the**
8 **member by first class mail containing"**.

9 Page 9, line 8, after "accrued" insert **"and"**.

10 Page 9, between lines 27 and 28, begin a new paragraph and insert:
11 **"(j) A homeowners association shall send to members of the**
12 **homeowners association an annual notice, by first class mail, that**
13 **contains the following information:**

- 14 (1) **A schedule of fines adopted under this section.**
- 15 (2) **The contact information for all members of the board of**
- 16 **directors of the homeowners association.**
- 17 (3) **A blank envelope so that a member may mail back the**
- 18 **member's vote if the member opts to cast a vote by mail.**
- 19 (4) **The date and time of any scheduled homeowners**
- 20 **association meeting.**

21 SECTION 6. IC 32-25.5-3-13 IS ADDED TO THE INDIANA
22 CODE AS A **NEW SECTION TO READ AS FOLLOWS**
23 [EFFECTIVE JULY 1, 2026]: **Sec. 13. (a) A homeowners association**
24 **shall send to members of the homeowners association and the**
25 **attorney general an annual notice that contains financial**
26 **information concerning the homeowners association, which**
27 **includes an income statement and balance sheet for the**
28 **homeowners association.**

- 29 (b) **The notice described in subsection (a) may be sent:**
- 30 (1) **by first class mail; or**
- 31 (2) **by electronic mail to the electronic mail address provided**
- 32 **to the homeowners association by a member of the**
- 33 **homeowners association or the attorney general.**

34 SECTION 7. IC 32-25.5-3-14 IS ADDED TO THE INDIANA
35 CODE AS A **NEW SECTION TO READ AS FOLLOWS**
36 [EFFECTIVE JULY 1, 2026]: **Sec. 14. A homeowners association**
37 **shall create and maintain a website that includes the following**
38 **information:**

- 39 (1) **The governing documents of the homeowners association.**
- 40 (2) **The contact information for all members of the board of**
- 41 **directors of the homeowners association.**
- 42 (3) **Information setting forth a procedure a member of the**
- 43 **homeowners association can follow to file a complaint against**
- 44 **the homeowners association with the attorney general.**

45 SECTION 8. IC 32-25.5-3.3 IS ADDED TO THE INDIANA CODE
46 AS A **NEW CHAPTER TO READ AS FOLLOWS** [EFFECTIVE

1 JULY 1, 2026]:
2 **Chapter 3.3. Homeowners Association Board Training**
3 **Sec. 1. The attorney general or the attorney general's designee**
4 **shall establish a mandatory training course that members of a**
5 **homeowners association board of directors must complete within**
6 **one (1) year of joining the board of a homeowners association.**
7 **Sec. 2. The training course described in section 1 of this chapter**
8 **must do the following:**
9 **(1) Inform board members about Indiana law concerning**
10 **homeowners associations.**
11 **(2) Provide guidance on how an individual can be a successful**
12 **board member of a homeowners association.**
13 **(3) Address the criminal and civil penalties that may be**
14 **imposed on a board member of a homeowners association if**
15 **a board member violates the law in the individual's capacity**
16 **as a board member of a homeowners association.**
17 **(4) Address any other topic that the attorney general or the**
18 **attorney general's designee determines is necessary.**
19 **Sec. 3. The training course described in section 1 of this chapter**
20 **must be offered online.**
21 **Sec. 4. The attorney general shall adopt rules under IC 4-22-2**
22 **to carry out this chapter."**
23 Renumber all SECTIONS consecutively.
(Reference is to EHB 1115 as printed February 20, 2026.)

Senator FORD J.D.