

# PROPOSED AMENDMENT

## HB 1115 # 6

### DIGEST

Fees. Prohibits a homeowners association, an agent of a homeowners association, or a homeowners association management company from charging a homeowner a fee associated with any service provided by the homeowners association.

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- 1           Page 1, between the enacting clause and line 1, begin a new  
2 paragraph and insert:  
3           "SECTION 1. IC 32-21-5-8.5, AS ADDED BY P.L.141-2015,  
4 SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
5 JULY 1, 2026]: Sec. 8.5. (a) This section applies to all transfers of title  
6 to property after June 30, 2015.  
7           (b) The definitions in IC 32-25.5-2 apply in this section.  
8           (c) As used in this section, "property" refers to real property covered  
9 by the governing documents of a homeowners association.  
10          (d) As used in this section, "purchaser" refers to a person who  
11 purchases property.  
12          (e) The following must be provided by the seller to a purchaser not  
13 later than ten (10) days before the sale of the property closes:  
14           (1) A disclosure that the property is in a community governed by  
15 a homeowners association.  
16           (2) A copy of the recorded governing documents.  
17           (3) A statement indicating whether there are assessments and the  
18 amount of any assessments.  
19           (4) The following information about a board member,  
20 homeowners association agent, or other person who has a contract  
21 with the homeowners association to provide any management  
22 services for the homeowners association:  
23           (A) The name.  
24           (B) The business or home address.  
25          (f) A homeowners association or agent of a homeowners association  
26 providing a statement of unpaid assessments or other charges of the

1 homeowners association relating to the property may **not** charge ~~not~~  
 2 ~~more than two hundred fifty dollars (\$250)~~ a **fee** for the statement.

3 (g) The failure to provide any of the documents listed in subsection  
 4 (e) does not limit or prevent enforcement of the governing documents  
 5 by the homeowners association."

6 Page 4, line 13, after "may" insert "**not**".

7 Page 4, line 13, strike "reasonable".

8 Page 5, line 32, strike "for the first".

9 Page 5, line 33, strike "hour required".

10 Page 5, line 34, strike "A homeowners association may charge".

11 Page 5, strike lines 35 through 42.

12 Page 6, strike lines 1 through 4.

13 Page 7, between lines 29 and 30, begin a new paragraph and insert:

14 "**(i) Notwithstanding any other law, a homeowners association,**  
 15 **an agent of a homeowners association, or a homeowners**  
 16 **association management company may not charge a homeowner a**  
 17 **fee associated with any service provided by the homeowners**  
 18 **association, other than the homeowners association dues or fines**  
 19 **expressly identified in the homeowners association's governing**  
 20 **documents or adopted in a schedule of fines. This subsection does**  
 21 **not affect the ability of a homeowners association to take debt**  
 22 **collection efforts for dues or fines allowable under the homeowners**  
 23 **association's governing documents."**

24 Renumber all SECTIONS consecutively.

(Reference is to HB 1115 as printed January 22, 2026.)