

**LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS
FISCAL IMPACT STATEMENT**

LS 6598
BILL NUMBER: HB 1115

NOTE PREPARED: Dec 12, 2025
BILL AMENDED:

SUBJECT: Homeowners Association Governance.

FIRST AUTHOR: Rep. Olthoff
FIRST SPONSOR:

BILL STATUS: As Introduced

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: No Fiscal Impact

Summary of Legislation: This bill requires the board of a homeowners association (HOA) to provide to HOA members at least four days advance written notice of any meeting of the board. It provides that the meeting notice must include: (1) a meeting agenda; and (2) in the case of a notice for an annual meeting, a statement of the right of HOA members to demand a special meeting of the members, including a statement of the required number of members needed to demand a special meeting.

The bill provides that an HOA's governing documents may not require the attendance of more than 25% of the members at a meeting to constitute a quorum. It provides that an HOA member is considered to be in attendance at a meeting of the HOA if the member attends by remote or virtual means in accordance with the statutory procedures for remote meetings of nonprofit corporations.

The bill authorizes an HOA to assess a fine for a member's violation of a covenant if the HOA first: (1) adopts a schedule of fines for specified violations; and (2) provides to the member a notice setting forth the violation, the amount of the fine, and the date on which the fine will be assessed.

The bill specifies that if a claimant under the Indiana Code chapter governing the resolution of disputes between HOAs and HOA members is an HOA and the claim involves a member's violation of the HOA's covenants, the board may: (1) assess a fine, as authorized by the bill, or enforce a fine previously assessed; and (2) seek to recover from the other party any court costs or attorney's fees incurred in connection with the claim.

Effective Date: July 1, 2026.

Explanation of State Expenditures:

Explanation of State Revenues:

Explanation of Local Expenditures:

Explanation of Local Revenues:

State Agencies Affected:

Local Agencies Affected:

Information Sources:

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