
HOUSE BILL No. 1115

AM111501 has been incorporated into introduced printing.

Synopsis: Homeowners association governance.

M

e

r

g

e

d

2026

IN 1115—LS 6598/DI 101



DOCUMENT HAS NOT BEEN CHECKED FOR ACCURACY

Introduced

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

HOUSE BILL No. 1115

A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-25.5-3-2, AS AMENDED BY P.L.1-2010,
2 SECTION 128, IS AMENDED TO READ AS FOLLOWS
3 [EFFECTIVE JULY 1, 2026]: Sec. 2. (a) In addition to any other
4 meeting held by a board, a board shall hold a special meeting of the
5 members of a homeowners association if at least ten percent (10%) of
6 the members of the homeowners association submit to the board at
7 least one (1) written demand for the special meeting that:

8 (1) describes the purpose for which the meeting is to be held;
9 and
10 (2) is signed by the members requesting the special meeting.

11 (b) If a board does not send out a notice of the date, time, and
12 place for a special meeting not more than thirty (30) days after the date
13 the board receives a valid written demand for the special meeting under
14 subsection (a), a member of the homeowners association who signed
15 the written demand may:

2026

IN 1115—LS 6598/DI 101



DOCUMENT HAS NOT BEEN CHECKED FOR ACCURACY

2026

IN 1115—LS 6598/DI 101



DOCUMENT HAS NOT BEEN CHECKED FOR ACCURACY

1 the board must also include a statement of the right of
2 homeowners association members to demand a special
3 meeting of the members under section 2 of this chapter,
4 including a statement of the number of members required to
5 demand a special meeting, as determined under section 2(a)
6 of this chapter. The board may provide a written meeting
7 notice required under this subsection by hand delivery,
8 United States mail, or electronic mail or other electronic
9 means. However, the board of directors may meet in private to
10 discuss delinquent assessments. The board of directors may also
11 meet in private with legal counsel to discuss the initiation of
12 litigation or to discuss litigation that either is pending or has
13 been threatened specifically in writing. As used in this
14 subsection, "litigation" includes any judicial action or
15 administrative law proceeding under state or federal law.

16 A written request for inspection must identify with reasonable
17 particularity the information being requested. A member's ability to
18 inspect records under this section shall not be unreasonably denied or
19 conditioned upon provision of an appropriate purpose for the request.
20 The homeowners association may charge a reasonable fee for the
21 copying of a record requested under this subsection if the homeowners
22 association member requests a written copy of the record.

27 (i) Subject to subsections (j) and (k), the following apply:

(1) A homeowners association shall make all communications and information concerning a lot available to the owner of the lot or a home on the lot.

(2) If a homeowners association initiates communication with any member about another member's lot, the homeowners association must give a copy of that communication to the other member whose lot is the subject of the communication. However, this subdivision does not apply if the communication concerns suspected criminal activity, or activity that is the subject of a law enforcement investigation, involving the member whose lot is the subject of the communication.

39 (j) A homeowners association is not required to make:

40 (1) communications between the homeowners association and
41 the legal counsel of the homeowners association; and
42 (2) other communications or attorney work product prepared in

2026

IN 1115—LS 6598/DJ 101



DOCUMENT HAS NOT BEEN CHECKED FOR ACCURACY

1 anticipation of litigation;
2 available to the owner of a lot or home.

5 (1) Unexecuted contracts.

6 (2) Records regarding contract negotiations.

7 (3) Information regarding an individual member's association
8 account to a person who is not a named party on the account.

11 (5) Any records that were created more than two (2) years before
12 the request.

13 (6) Information that:

14 (A) is provided by a member of the homeowners association
15 about another member of the homeowners association; and

16 (B) concerns suspected criminal activity involving the other
17 member.

18 Except as otherwise provided in this article (including subsection (j)
19 and this subsection), other applicable law, or the governing documents
20 of the homeowners association, a homeowners association is not
21 required to retain a record of a written or electronic communication for
22 any specific period of time. However, a homeowners association or a
23 member of the board of a homeowners association shall retain for at
24 least two (2) years after ~~receipt, the date it is received or sent~~, and
25 during that period shall make available to a member of the homeowners
26 association at the member's request, any written or electronic
27 communication received **or sent** by the homeowners association or
28 board member that relates to a financial transaction of the homeowners
29 association and that is not otherwise excepted from disclosure under
30 this article or other applicable law.

33 (1) abrogates or eliminates provisions in homeowners
34 association agreements that permit or require additional
35 disclosure or inspection rights not required by this chapter; or
36 (2) prevents a homeowners association from agreeing to make
37 disclosures or to provide inspection rights not required by this
38 chapter.

39 (m) A homeowners association may not charge a fee for the first
40 hour required to search for a record in response to a written request
41 submitted under this chapter. A homeowners association may charge



1 a search fee for any time that exceeds one (1) hour. The following
 2 provisions apply if a homeowners association charges a search fee:

3 (1) The homeowners association shall charge an hourly fee that
 4 does not exceed thirty-five dollars (\$35) per hour.

5 (2) The homeowners association may charge the fee only for
 6 time that the person making the search actually spends in
 7 searching for the record.

8 (3) The homeowners association shall prorate the fee to reflect
 9 any search time of less than one (1) hour.

10 (4) The total amount of the fee charged by the homeowners
 11 association for a search may not exceed two hundred dollars
 12 (\$200).

13 SECTION 3. IC 32-25.5-3-12 IS ADDED TO THE INDIANA
 14 CODE AS A NEW SECTION TO READ AS FOLLOWS
 15 [EFFECTIVE JULY 1, 2026]: Sec. 12. (a) A homeowners association
 16 may assess a fine for a member's violation of a covenant described
 17 in IC 32-25.5-2-3(2) if the board first adopts a schedule of fines that
 18 sets forth:

19 (1) the covenant violations that are subject to a fine;

20 (2) the amount of the fine that applies to each violation
 21 identified under subdivision (1); and

22 (3) if any of the fines listed in subdivision (2) will be assessed
 23 on an ongoing or recurring basis:

24 (A) for a defined period or a specified number of days;
 25 or

26 (B) until the violation is cured or another contingency
 27 occurs;

28 a statement of that fact, along with a description of how the
 29 fine will be calculated and assessed.

30 (b) If the board will adopt a schedule of fines under this section
 31 at a meeting of the board, the board shall give notice of the meeting
 32 to members in accordance with the homeowners association's
 33 governing documents. The notice must include the proposed
 34 schedule of fines.

35 (c) A schedule of fines adopted under this section must be
 36 available to any member for inspection upon the member's request,
 37 which may be submitted:

38 (1) in person;

39 (2) in writing; or

40 (3) by electronic mail or other electronic means.

41 (d) The board may, from time to time, amend or repeal a
 42 schedule of fines adopted under this section if notice of:



6 (e) Members may submit to the board under section 2 of this
7 chapter a written demand for a special meeting of the members of
8 the homeowners association for the purpose of voting to amend a
9 schedule of fines adopted under this section. An amended schedule
10 of fines shall be:

13 if so approved by a majority of members present at the meeting.

14 (f) After a schedule of fines has been adopted under this
15 section, the board may assess a member a fine for a violation
16 included in the schedule of fines under subsection (a)(1) if the
17 board first provides notice to the member of:

18 (1) the violation for which the fine will be assessed;

19 (2) the amount of the fine;

20 (3) the date on which the fine will be assessed; and

27 a statement of that fact, along with a description of how the
28 fine will be calculated and assessed.

29 (g) If a member is assessed a fine under this s

30 amount of the fine the

31 member upon the mem

32 (1) in person;

33 (2) in writing; or

34 (3) by electronic

35 (h) The assessment

36 under this section does not operate as a waiver of the h

37 association's rights to pursue alternative remedies provided for in
38 the homeowners association's governing documents, including any
39 right to injunctive relief or to pursue a claim for damages.
40

40 SECTION 4, IC 32-23.5-5-4, AS ADDED BY P.L.141-2013,
41 SECTION 14, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
42 JULY 1, 2026]: Sec. 4. As used in this chapter, "exempt claim" refers

2026

IN 1115—LS 6598/DI 101



DOCUMENT HAS NOT BEEN CHECKED FOR ACCURACY

1 to any of the following claims or actions:

2 (1) A claim by the homeowners association for assessments or
 3 dues and any action by the association to collect assessments or
 4 dues. **This subdivision does not include a claim that involves**
 5 **the assessment or enforcement of a fine under**
 6 **IC 32-25.5-3-12 by a homeowners association for a member's**
 7 **violation of a covenant of the homeowners association.**

8 (2) An action by a party to obtain a temporary restraining order
 9 or equivalent emergency equitable relief:

10 (A) to maintain the status quo and preserve the party's
 11 ability to enforce the governing documents; or

12 (B) when an emergency condition exists that jeopardizes the
 13 health or safety of any of the residents within the
 14 community governed by the homeowners association.

15 (3) A suit to which an applicable statute of limitations would
 16 expire within the notice period. This subdivision does not apply
 17 if a party against which the claim is made agrees to toll the
 18 statute of limitations as to the claim for the period reasonably
 19 necessary to comply with this chapter.

20 (4) A dispute that is subject to mediation, arbitration, or other
 21 alternate dispute resolution under applicable law, contract,
 22 warranty agreement, or other instrument.

23 (5) A claim that is substantively identical to a claim:

24 (A) that was previously addressed by the parties; or

25 (B) that was resolved by a judicial determination in favor of
 26 one (1) of the parties.

27 SECTION 5. IC 32-25.5-5-10, AS ADDED BY P.L.141-2015,
 28 SECTION 14, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 29 JULY 1, 2026]: Sec. 10. A claimant must provide notice of the claim
 30 to the respondent, stating plainly and concisely the following
 31 information:

32 (1) The nature of the claim, including the date, time, location,
 33 persons involved, and the respondent's role in the claim.

34 (2) The basis of the claim, including the provision of the
 35 governing documents or other authority out of which the claim
 36 arises.

37 (3) What the claimant wants the respondent to do or not to do to
 38 resolve the claim.

39 (4) That the respondent has a right to meet with the claimant, if
 40 the respondent makes a written request for a meeting **not later**
 41 **than ten (10) business days after the date of the notice.**

M

e

r

g

e

d



3 (A) request a meeting under subdivision (4); or

M

e

1

g

e

d

