



SENATE MOTION

MR. PRESIDENT:

I move that Engrossed House Bill 1152 be amended to read as follows:

- 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
27 homeowners association relating to the property may **not** charge **not**

- 1 ~~more than two hundred fifty dollars (\$250)~~ a fee for the statement.
- 2 (g) The failure to provide any of the documents listed in subsection
- 3 (e) does not limit or prevent enforcement of the governing documents
- 4 by the homeowners association."
- 5 Page 3, line 17, after "may" insert "**not**".
- 6 Page 3, line 17, strike "reasonable".
- 7 Page 4, line 34, strike "for the first".
- 8 Page 4, line 35, strike "hour required".
- 9 Page 4, line 36, strike "A homeowners association may charge".
- 10 Page 4, strike lines 37 through 42.
- 11 Page 5, strike lines 1 through 6.
- 12 Page 5, between lines 6 and 7, begin a new paragraph and insert:
- 13 "**(n) Notwithstanding any other law, a homeowners association,**
- 14 **an agent of a homeowners association, or a homeowners**
- 15 **association management company may not charge a homeowner a**
- 16 **fee associated with any service provided by the homeowners**
- 17 **association, other than the homeowners association dues or fines**
- 18 **expressly identified in the homeowners association's governing**
- 19 **documents. This subsection does not affect the ability of a**
- 20 **homeowners association to take debt collection efforts for dues or**
- 21 **finances allowable under the homeowners association's governing**
- 22 **documents.**".
- 23 Renumber all SECTIONS consecutively.
(Reference is to EHB 1152 as printed February 13, 2026.)

Senator FREEMAN