

PROPOSED AMENDMENT

HB 1155 # 1

DIGEST

Establishes a traffic enforcement on private roads pilot project. Provides that a subdivision: (1) that is subject to governance authority by a homeowners association; (2) that contains at least 1,500 lots; and (3) with at least 15 miles of private road that are owned and maintained by the homeowners association; may establish a maximum speed limit. Provides that a law enforcement officer has all police powers necessary to enforce the laws of the state for the regulation and use of vehicles on the private roads within the subdivision governed by the homeowners association. Provides that, with the exception of the maximum speed limit established by the homeowners association, a law enforcement officer may not enforce other rules or requirements established by the homeowners association. Provides that, with certain requirements, a homeowners association may enter into an agreement with or employ an off duty law enforcement officer. Provides that the pilot program expires July 1, 2028.

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- 1 Delete everything after the enacting clause and insert the following:
2 SECTION 1. IC 9-21-1-2 IS AMENDED TO READ AS FOLLOWS
3 [EFFECTIVE JULY 1, 2026]: Sec. 2. (a) Except as provided in section
4 3.5 of this chapter, a local authority may adopt by ordinance additional
5 traffic regulations with respect to highways under the authority's
6 jurisdiction. An ordinance adopted under this subsection may not
7 conflict with or duplicate a statute.
8 (b) **Except as provided in IC 9-21-23.5**, after a request has been
9 made at a public meeting or by certified mail to the legislative body (as
10 defined in IC 36-1-2-9) from the property owner, a local authority may
11 adopt by ordinance additional traffic regulations with respect to a
12 private road within the authority's jurisdiction. The ordinance:
13 (1) must require a contractual agreement between the local
14 authority and property owner of the private road setting forth the
15 terms and responsibilities of the additional traffic regulations;
16 (2) must require the contractual agreement required under
17 subdivision (1) to be recorded after passage of the ordinance in
18 the office of the recorder of the county in which the private road
19 is located; and
20 (3) may not conflict with or duplicate state law.
21 (c) A fine assessed for a violation of a traffic ordinance adopted by

a local authority may be deposited into the general fund of the appropriate political subdivision.

SECTION 2. IC 9-21-5-3, AS AMENDED BY P.L.1-2006, SECTION 164, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 3. The maximum speed limits set forth in section 2 of this chapter may be altered as follows:

(1) By local jurisdictions under section 6 of this chapter.

(2) By the Indiana department of transportation under section 12 of this chapter.

(3) For the purposes of speed limits on a highway on the national system of interstate and defense highways, by order of the commissioner of the Indiana department of transportation to conform to any federal regulation concerning state speed limit laws.

(4) In worksites, by all jurisdictions under section 11 of this chapter.

(5) By a homeowners association that establishes a maximum speed limit under IC 9-21-23.5 within a subdivision governed by the homeowners association.

SECTION 3. IC 9-21-23.5 IS ADDED TO THE INDIANA CODE AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]:

Chapter 23.5. Traffic Enforcement on Private Roads Pilot Project

Sec. 1. This chapter:

(1) applies to a subdivision:

(A) that is subject to governance authority by a homeowners association;

(B) that contains at least one thousand five hundred (1,500) lots; and

(C) with at least fifteen (15) miles of private road that are owned and maintained by the homeowners association; and

(2) does not apply to:

(A) commercial property;

(B) industrial property;

(C) retail or commercial parking facilities; or

(D) privately owned roads primarily serving property described in clauses (A) through (C).

Sec. 2. The definitions in IC 32-25.5-2 apply throughout this

1 chapter.

2 Sec. 3. As used in this chapter, "law enforcement agency" has
3 the meaning set forth in IC 5-2-1-2(8).

4 Sec. 4. As used in this chapter, "law enforcement officer" has
5 the meaning set forth in IC 9-13-2-92.

6 Sec. 5. (a) Notwithstanding any other law, the board of a
7 homeowners association may establish a maximum speed limit
8 within the subdivision.

9 (b) If a maximum speed limit is established under subsection (a),
10 signs must be located on each private roadway in a manner that
11 conforms with standards and requirements established by the
12 department of transportation.

13 (c) If the board of a homeowners association establishes a speed
14 limit under subsection (a), the homeowners association must notify
15 the:

16 (1) sheriff of each county in which the subdivision governed
17 by the homeowners association is located (or the chief of
18 police of the consolidated city, if the subdivision is primarily
19 located in a consolidated city); and

20 (2) chief of police of any municipality whose jurisdiction
21 includes the subdivision governed by the homeowners
22 association;

23 of the establishment of the speed limit under subsection (a).

24 Sec. 6. (a) Notwithstanding any other law and except as
25 provided in section 7 of this chapter, a law enforcement officer has
26 all police powers necessary to enforce the laws of the state for the
27 regulation and use of vehicles on the private roads within the
28 subdivision governed by the homeowners association. However,
29 with the exception of the maximum speed limit established by the
30 board of the homeowners association under section 5 of this
31 chapter, a law enforcement officer may not enforce other rules or
32 requirements established by the homeowners association.

33 (b) Subject to subsections (c) and (d), the homeowners
34 association may enter into an agreement with or employ an off
35 duty law enforcement officer to enforce the laws of the state for the
36 regulation and use of a vehicle as described in subsection (a). The
37 law enforcement officer must wear a distinctive uniform or must
38 operate a motor vehicle that is clearly marked as a police vehicle
39 when exercising the officer's authority under this chapter.

40 (c) The homeowner's association must submit proof of the

1 appropriate liability insurance with each applicable sheriff and
2 chief of police prior to entering into an agreement with or
3 employing an off duty law enforcement officer. The proof of
4 insurance shall be resubmitted upon renewal of the liability
5 insurance.

6 (d) If a homeowners association enters into an agreement with
7 or employs a law enforcement officer under subsection (b), the
8 homeowners association must agree to indemnify and hold
9 harmless the law enforcement officer, the state, the applicable
10 political subdivisions, and the law enforcement agency that
11 employs the law enforcement officer and their officers, agents, and
12 employees from all claims and liability arising from actions of the
13 law enforcement officer acting within the law enforcement officer's
14 scope of employment with the homeowners association. However,
15 the homeowners association is not subject to the indemnification
16 requirements for willful or wanton misconduct by the law
17 enforcement officer. Indemnification does not apply to a law
18 enforcement officer acting within the scope of the law enforcement
19 officer's scope of employment with the law enforcement agency
20 that employs the law enforcement officer.

21 (e) Subsection (d) may not be construed to prohibit a law
22 enforcement agency's ability to regulate the off duty employment
23 of a law enforcement officer employed by the law enforcement
24 agency or otherwise approve or deny off duty employment of a law
25 enforcement officer described in subsection (b).

26 Sec. 7. (a) Notwithstanding section 6 of this chapter, a law
27 enforcement agency whose jurisdiction includes the subdivision
28 governed by the homeowners association does not have a duty:

29 (1) to patrol or enforce traffic laws established under this
30 chapter; or

31 (2) to accept requests to enforce traffic laws established under
32 this chapter;

33 on the private roads within the subdivision governed by the
34 homeowners association.

35 (b) Nothing in this chapter shall be construed to establish a duty
36 of care by the applicable law enforcement agency to the
37 homeowners association or the members of the homeowners
38 association for the enforcement of traffic laws established under
39 this chapter.

40 Sec. 8. Nothing in this chapter shall be construed as:

- 1 (1) requiring a political subdivision to assume ownership,
2 maintenance, or liability of a private road within the
3 subdivision governed by the homeowners association; or
4 (2) converting a private road within the subdivision governed
5 by the homeowners association into a public highway.

6 **Sec. 9.** Nothing in this chapter may be construed to waive
7 immunity or defenses under IC 34-13-3 or other state or federal
8 law for the law enforcement officer, the state, the applicable
9 political subdivisions, and the law enforcement agency that
10 employs the law enforcement officer and their officers, agents, and
11 employees.

12 **Sec. 10.** On or before October 1, 2027, the sheriff of each county
13 whose jurisdiction includes a subdivision governed by a
14 homeowners association that adopts a maximum speed limit under
15 section 5 of this chapter shall submit a report to the general
16 assembly in an electronic format in the same manner that a public
17 agency submits a report under IC 5-14-6. The report shall
18 summarize issues with implementation of this chapter and include
19 the number of backup calls provided within the subdivision.

20 **Sec. 11.** This chapter expires July 1, 2028.

(Reference is to HB 1155 as introduced.)