

2024 West Virginia Legislative Session Report



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Community Associations Institute (CAI) spent the 2024 legislative session advocating on behalf of the approximately [71,000 West Virginians in 30,000 homes in approximately 1,000 community associations](#). More than 2,500 bills were introduced, but only 10% of introduced bills were passed. CAI monitored 3 bills that would have directly affected community associations. Below is a brief overview:

WV HB 4916/SB 494 – Uniform Unlawful Restriction in Land Records Act

This legislation is the most recent model legislation language written by the Uniform Law Commission (ULC) for the simplified removal of discriminatory covenants. CAI supports this simplified process to remove these covenants and supports the model legislative language as written by the ULC. Nine states have currently adopted legislation that aid associations in the removal of these restrictive covenants, in their documents and deeds, and sixteen others have statutes that provide for the simplified removal of discriminatory covenants in deeds.

Status: Failed Sine Die

WV HB 4943/SB 541 – To facilitate the creation of home-based businesses

CAI supported this legislation which would codify community associations' ability to create their own regulations and restrictions on home-based businesses. In 2023, CAI modified their [Home-Based Businesses Public Policy](#), which includes recommendations for community associations to consider when creating their rules and regulations. CAI submitted testimony in support of this legislation to the House Committee on Government Organization, but the bill was not heard.

Status: Failed Sine Die

WV SB 694 – WV Land Use Association Registration Act

CAI monitored this legislation that would require all community associations to register with the Secretary of State, provide names of officers, and pay a registration fee not to exceed \$20. Registration would be maintained for two years, and a searchable database of associations would be maintained for ten years.

Status: Failed Sine Die

GET INVOLVED

Track Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in West Virginia. To support their efforts, visit caionline.org/lacdonate and select “Issues Advancement Fund.”

Help Shape Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.