



HOAMCO®

## 2026 LEGISLATION LOADING ...

At HOAMCO, one of the commitments we make is to actively monitor legislation that could impact the communities we serve in California. As we enter 2026, associations are implementing recently enacted statutory changes under the Davis-Stirling Act that directly affect enforcement procedures, inspection requirements, and owner improvement policies.

Please see below for confirmed legislation with operational impact in 2026. For a full understanding of each law, we recommend reviewing the full bill text by clicking the bill number, as these summaries do not cover every provision.

### **CALIFORNIA LEGISLATION IMPACTING COMMUNITY ASSOCIATIONS (2026)**

#### **1. HOA Fine Caps & Enforcement Reform ([AB 130](#))**

AB 130 revises HOA enforcement procedures and generally caps monetary penalties at \$100 per violation, with limited exceptions for health and safety matters. The law also expands notice and cure requirements before fines may be imposed. Effective in 2025 and fully applicable in 2026 operations.

#### **2. Balcony / Exterior Elevated Element Inspection Deadline ([SB 326](#))**

SB 326 requires condominium associations to complete inspections of qualifying exterior elevated elements such as balconies, decks, and stairs. The initial inspection cycle deadline is January 1, 2026. Associations must ensure compliance and document findings in accordance with Civil Code §5551.

### **3. EV Charging Station Insurance Requirement Changes ([SB 770](#))**

SB 770 amends Civil Code §4745 relating to electric vehicle charging stations. The law removes the requirement that associations be named as additional insured on a homeowner's EV charger insurance policy. Effective January 1, 2026.

#### **Looking Ahead**

California's legislative environment continues to evolve. HOAMCO will continue monitoring proposed legislation during the 2025–2026 session and will provide updates as warranted to ensure our communities remain compliant and informed.