

HB 462 -- POLITICAL SIGN REGULATION BY HOMEOWNERS' ASSOCIATIONS

SPONSOR: Bahr

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on Emerging Issues by a vote of 12 to 0. Voted "Do Pass" by the Select Committee on General Laws by a vote of 9 to 0.

This bill specifies that a deed restriction, covenant, or similar binding agreement running with a parcel of land cannot prohibit or have the effect of prohibiting the display of political signs. A homeowners' association may adopt reasonable rules regarding political signs as specified in the bill. A homeowners' association may not remove a sign or impose a fine or penalty unless written notice of a reasonable rule violation has been given and a three-day time period has passed.

PROPOSERS: Supporters say that the bill ensures that there cannot be a complete ban on political signs by a homeowners' association. Generally, associations enforce or fail to enforce their sign regulations in a completely arbitrary manner causing confusion among members of the association. Reasonable regulation of signs by homeowners' associations is still allowed and can be based on aesthetic considerations, time of display, location of signs, and other factors.

Testifying for the bill were Representative Bahr and Community Associations Institute.

OPPOSERS: There was no opposition voiced to the committee.