

The following is a summary of legislation enacted that impacts common interest developments.

(New) Civil Code 4041 – Owners’ Notice Requirement

Beginning January 1, 2017 an owner is required to provide written notice to the association of the following.

- 1) The address or addresses to which notices from the association are to be delivered.
- 2) An alternate or secondary address to which notices from the association are to be delivered.
- 3) The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner’s extended absence from their unit.
- 4) Whether the unit is owner-occupied, rented or vacant.

The association must solicit notices of each owner 30 days prior to the mailing of the Associations Annual Budget report. If an owner fails to provide this notice, the owner’s property address shall be deemed to be the address to which notices are to be delivered.

(New) Civil Code 4777 – Pesticide Applicators

Effective January 1, 2017 requires associations to give notice to owners and tenants if pesticide is to be applied to units or the common area by an unlicensed pest control operator.