

Representative McMakin,

I am writing to express serious concern regarding HB 817 and the significant statewide impact it would have on mandatory homeowner associations across Louisiana. While I respect the intent to promote transparency and homeowner rights, the bill as written imposes extensive, unfunded mandates that would overwhelm the volunteer boards who keep these communities functioning.

Across Louisiana, HOA boards are made up of everyday homeowners who volunteer their time. These are not paid positions. These are neighbors stepping forward to handle budgeting, maintenance, communication, compliance, safety, and community stability. It is already a demanding and time-consuming responsibility — far more than most people realize. Serving on an HOA board is no small feat.

HB 817 adds layers of new requirements, filings, portals, document conversions, reporting obligations, and legal exposure on top of what is already a cumbersome volunteer role. Many of the mandates in this bill would require professional management, legal assistance, or technology infrastructure that small and mid-sized associations simply cannot afford. The practical effect is not increased transparency — it is increased burden.

I am not questioning the intent behind this legislation. However, the structure of HB 817 suggests that the realities of HOA operations may not have been fully understood during drafting. If the author of the bill has not served on a volunteer HOA board, it may not be clear just how heavy the existing workload already is. The Federation's urgent alert reflects what many of us see immediately: the more you read the bill, the more concerning the impact becomes.

The Planned Community Act, which recently went into effect, already established a modern statewide framework for how mandatory HOAs operate. HB 817 conflicts with that framework and introduces new obligations that were never contemplated in the Act. This creates confusion, duplication, and unnecessary administrative strain for associations that are already doing their best to comply with existing law.

This is not about any single subdivision. It is about the hundreds of mandatory HOAs across Louisiana that rely on volunteers. These associations maintain common areas, enforce covenants, manage budgets, and preserve property values. They are essential to neighborhood stability. Burdening them with additional reporting, filings, portals, and legal liabilities will discourage homeowners from serving on boards at all. Without volunteers, these communities cannot function.

The unintended consequence of HB 817 is that it risks weakening boards, reducing oversight, and destabilizing neighborhoods statewide. That outcome benefits no one — not homeowners, not communities, and not the state.

I respectfully urge you to reconsider the scope and impact of this legislation. Any changes to HOA law should be developed in collaboration with the Federation, CAI, and the many volunteer leaders who understand firsthand the realities of managing a mandatory association.

Thank you for your attention to this matter and for your service to the people of Louisiana.

Sincerely,

Roger T. Bazile Jr.

President

Sagefield Homeowners Association