

AB 130: New Rules Governing HOA Fines and Enforcement

What Changed

AB 130 amended the Davis-Stirling Act to significantly modify how HOAs impose fines and conduct enforcement hearings.

Monetary Penalty Limits

Most fines are now capped at \$100 per violation, unless the association can demonstrate an adverse health or safety impact.

If a higher fine is imposed for health or safety reasons, the board must make a written finding in an open meeting explaining the adverse impact.

No Late Fees or Interest on Fines

Associations may not charge interest or late fees on monetary penalties.

Right to Cure Before Discipline

Members must be given an opportunity to cure violations before a disciplinary hearing. If the violation is cured before the hearing, discipline may not be imposed.

If curing requires more time, the member may provide a financial commitment to cure.

Written Resolution Requirement

If the board and member reach agreement after a hearing, the agreement must be documented in writing and signed by both parties to be enforceable.

Decision Notice Deadline

Boards must provide written notice of disciplinary decisions within 14 days of the action.

What Boards Should Do Now

Boards should update fine schedules, enforcement policies, hearing templates, and compliance workflows to align with AB 130.

How Packard Can Help

PMG assists boards with enforcement policy updates, compliant hearing procedures, and alternative compliance strategies that protect community standards while reducing legal risk.



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