

District Attorney Marc Bennett
18th Judicial District of Kansas



www.sedgwickcounty.org/da <https://www.facebook.com/SedgwickCountyDistrictAttorney>

For Immediate Release

WICHITA, KAN. – If you’re moving this summer, your new home may be in a “Common Interest Community.” A homeowner in a neighborhood governed by a homeowners association is required to pay dues to maintain common areas.

The District Attorney’s office in Wichita frequently receives calls from homeowners wanting to know their rights as they pertain to the association. Although the District Attorney does not have jurisdiction in these matters, a homeowners association board of directors must follow the “Kansas Uniform Common Interest Owners Bill of Rights Act.” K.S.A. 58-4601 applies to common interest communities that contain 12 or more units used for residential purposes.

The Kansas Uniform Common Interest Owners Bill of Rights Act contains the association duties; performance of duties by the officers and members of the board of directors; required content of bylaws; duty of the association to hold annual meetings; the requirement that association meetings be open to unit owners except during executive sessions; quorum requirements; owner voting procedures; record keeping requirements; requirements regarding adoption of a budget; and rules regarding special assessments.

If you question whether your Association falls under the provisions of this Act or is complying with its requirements, you are encouraged to visit with your association’s board of directors. Under the Act, an owner or any person subject to the Act, may bring an action to enforce a right granted or obligation.

If you feel you need the assistance of a private attorney, you may want to contact the Wichita Bar Association Referral Service at 316-263-2251.

District Attorney Marc Bennett
18th Judicial District of Kansas

CONTACT: DAN DILLON, MEDIA COORDINATOR

316-660-3707 DWDILLON@SEDGWICK.GOV