

CALIFORNIA LAW REVISION COMMISSION

4000 MIDDLEFIELD ROAD, ROOM D-1
PALO ALTO, CA 94303-4739
650-494-1335



NEWS RELEASE
December 4, 2003
For Immediate Release

Contact: Brian Hebert
Staff Counsel
916-739-7071

**Common Interest Development Law:
Architectural Review and Decisionmaking**

Request for Public Comment

The governing documents of many common interest developments require approval of the community association before a homeowner can make a physical change to the homeowner's property. The Law Revision Commission recommends that such decisions be subject to the following requirements:

- (1) The decision must be made in good faith and may not be unreasonable, arbitrary, or capricious.
- (2) The procedure used for making the decision must be fair, reasonable, and expeditious.
- (3) A decision disapproving a proposed change must be in writing and must include an explanation of the association's reason for disapproval.
- (4) If a proposed change is disapproved, the applicant is entitled to reconsideration by the board of directors at an open meeting of the board.

The tentative recommendation is available from the California Law Revision Commission, 4000 Middlefield Road, Room D-1, Palo Alto, CA 94303-4739. The tentative recommendation is also available at the Commission's website (www.clrc.ca.gov).

The Commission often substantially revises its recommendations as a result of public comment. To receive timely consideration, comments should be submitted by **January 20, 2004**.

* * *