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TOP NEWS

1. FTC Noncompete Ban to be Published



On Tuesday, April 23, the Federal Trade Commission banned employers from using noncompete contracts. The rule is scheduled to be published Tuesday, May 7.

Why it matters: The rule prohibits companies from enforcing existing noncompete agreements on anyone other than senior executives and bans employers from imposing new noncompete contracts on future senior executives. The rule will go into effect 120 days after publishing.

Several business organizations immediately filed suit challenging the validity of the rule, which will likely be litigated for years.

[Read the rule here.](#)

2. Marion County Updates Pool Ordinance, Effective June 1



On Tuesday, April 16th, the Board of the Health and Hospital Corporation of Marion County adopted a **new ordinance** governing aquatic facilities and venues, which includes semi-public pools in apartment communities.

Why it matters: Among the changes in the new ordinance is that starting March 1, 2026, every pool must have a “registered service provider” or “property trained operator,” which is an individual who has obtained a Certified Pool Operator credential (IAA offers classes annually to obtain this certification). Additionally, there are new requirements when fecal accidents occur at a pool. That information must now be reported to the HHC of Marion County. Finally, when a major remodel or construction of a pool occurs, it must be inspected prior to the pool being used.



PREFERRED SUPPLIERS





TOP NEWS CONTINUED

3. HUD Issues Guidance on AI



On Thursday, May 2, the U.S. Department of Housing and Urban Development released two guidance documents addressing the application of the Fair Housing Act in the use of artificial intelligence (AI).

Why it matters: With the rapid increase of companies using third party AI tools to streamline business, HUD has published guidelines for property owners to ensure these programs do not unintentionally violate the Fair Housing Act.

The two documents focus on **tenant screening**, as well as **advertising**, with the goal of ensuring that all housing applicants are given an equal opportunity to be evaluated, and that ad targeting and delivery functions do not unlawfully deny consumers information about housing opportunities.

4. Lawmakers to Limit Investors Buying and Renting Homes



Nationwide, lawmakers have increasingly targeted investors purchasing houses to rent, which they claim is contributing to the lack of homes for sale and driving up prices. However, the Wall Street Journal found that narrative is not true.

Why it matters: Researchers estimate that institutional investors, or companies who own 1,000 homes or more, only own 3-5% of homes in the U.S. and that the largest investors have bought little to no homes in the past year. The biggest factor driving price increases is a lack of new construction.

More: [Wall Street Has Spent Billions Buying Homes. A Crackdown Is Looming.](#) (WSJ)

5. Local: Two Candidates File for Fort Wayne City Council



Former Allen County Democratic Party chair Michael Bynum and Vice President of the Fort Wayne Community Schools Board of School Trustees Rohli Booker have filed for the 6th district seat on the Fort Wayne City Council.

Why it matters: The seat was recently vacated by now Fort Wayne Mayor Sharon Tucker. The Allen County Democratic Party will hold a caucus to fill the seat on May 18 at 10 a.m.

More: [Two officially file for open 6th district seat as Fort Wayne City Council caucus nears](#) (WANE)

SIGNATURE SUPPLIERS



UPCOMING EDUCATION

- **May 9: Hands-on: Water Remediation - FREE**
 - **May 21: Craving Connection: Using Digital Tools to Create Real Relationships - FREE**
 - **May 22-23: FREE NSPIRE Training - FREE**
 - **June 6: Maintenance Fair Housing - FREE**
 - **June 25: What's the Big Deal about Generational Leasing? - FREE**
-

UPCOMING EVENT



Register for the Property Bus Tour on May 15 to get an up close look at the models, amenities, clubhouses and grounds of newly developed or renovated IAA member properties. Take advantage of this opportunity to see new trends in multifamily development and network with your fellow IAA members.

The properties participating this year are:

- **220 Meridian** in Downtown Indianapolis, managed by Keystone Realty Group;
- **Block 20** in Downtown Indianapolis, managed by J.C. Hart Company, Inc.;
- **Slate at Fishers District** in Fishers, managed by Thompson Thrift Residential;
- **North End Apartments** in Carmel, managed by Willow Bridge Property Company; and
- **Nese** in Whitestown, managed by BAM Management.

Registration will open at 8:30 am in the IAA Education Center, with buses leaving promptly at 9:00 am. Lunch will be provided. Buses will return to IAA at 4:00 pm.

Space is limited, so register now!

May 15

8:30 am - 4:00 pm

Meet at IAA Education Center

9200 Keystone Crossing, Suite 150, Indianapolis

Register now!



Assemble your team and compete against your fellow IAA members in this golf scramble! IAA's golf outing is a major highlight of the year, with hundreds of members coming out to take part in the fun, so don't miss out!

Hole sponsors decorate for the theme and come with beverages, food and games for golfers to enjoy on each hole. And this year, we are introducing **a new putting competition with a \$5,000 prize and a hole-in-one competition with a \$20,000 prize!**

At dinner following the event, prizes will be presented to the top three teams on each of the two courses, as well as to the winners of the closest to the pin, longest drive and longest putt competitions.

June 4
Eagle Creek Golf Club

9 AM: Registration and Putting Contest

11 AM: Shotgun Start

5 PM: Awards Ceremony and Dinner

Register now!

EXECUTIVE SUPPLIERS

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HEADLINES YOU MAY HAVE MISSED

City reveals new taxing district map for proposed MLS stadium (IBJ)

Greene plans to start the clock on vote to depose Johnson next week (Politico)

Outside spending in three of Indiana’s congressional races ranks in the nation’s top ten (ICC)

Opinion: Biden’s Plan for Unaffordable Housing (WSJ)

Evictions Don’t Kill People, Poverty Does (Forbes)

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