



## **TCAA MINUTE**

### **March 25, 2019**

#### **Legislative Activity**

The Texas Legislature is now past the halfway point in the legislative session, which ends on Memorial Day, May 27th. The House is scheduled to pass its version of the state budget on Wednesday, March 27, at which point the Senate will receive the bill and substitute its own version, and negotiations between the two chambers will begin.

Meanwhile, House and Senate committees are busy meeting at the capitol, considering the nearly 7,500 bills and joint resolutions that have been filed this session. The committees of most interest to TCAA are the House Business & Industry Committee and the Senate Business & Commerce Committee, which will hear most legislation related to homeowners and community associations.

#### **Bills of Note**

TCAA continues taking a hard look at the legislation that would directly impact community associations in Texas, and will work with the bill authors to address any concerns of homeowners and community associations. Some key bills include:

- [\*\*HB 302\*\*](#) by Rep. Dennis Paul relates to the carrying, storage, and possession of a firearm or ammunition in an apartment or condominium. TCAA continues to try to improve this legislation, which has been voted out favorably by the House Homeland Security and Public Safety Committee and sent to the Calendars Committee.
- [\*\*HB 589\*\*](#) by Rep. Joe Deshotel addresses mechanic's, contractor's, and materialman's liens, and extends to condominium unit owners the liability of a condominium association's failure to pay a contractor.
- [\*\*SB 639\*\*](#) by Sen. Joan Huffman is a wide-ranging bill addressing the operation and management of condominium unit owners' associations, including issues related to the meetings, records, and elections of those groups.
- [\*\*HB 660\*\*](#) by Rep. Matt Shaheen addresses the assessment of fines by property owners' associations.
- [\*\*HB 1025\*\*](#) by Rep. Dwayne Bohac deals with candidacy for and membership on the board of certain property owners' associations.

- [HB 2302](#) by Rep. Greg Bonnen and [SB 227](#) by Sen. Paul Bettencourt tackle the issue of when a property owners' association may regulate religious displays at a residence. Sen. Kolkhorst has signed on as a co-author in the Senate.
- [HB 3445](#) by Rep. Tracy King and [SB 2204](#) by Sen. Pat Fallon shorten the timeframe for an association board to transition from developer-controlled to resident-controlled, and also require board meetings of certain associations to be held within 10 miles of the subdivision.
- [HB 4176](#) by Rep. Angie Chen Button allows property owners' associations to regulate short-term rentals.

### **Get Involved**

TCAA would love to hear from you about the issues of concern to you and your neighbors. For more information on the Texas Legislature and updates on TCAA activities and events, please visit the TCAA website at: [www.txcaa.org](http://www.txcaa.org)