



## **TCAA MINUTE** **April 1, 2019**

### **Legislative Activity**

On Wednesday, after 11 hours of relatively friendly discussion, the House passed its proposed 2020-21 state budget. Members approved a \$251 billion budget, and also signed off on a \$9 billion supplemental budget to cover leftover state expenses from the last two years – mostly related to Hurricane Harvey recovery. The current Senate version of the budget spends less on Medicaid services and school finance reform, but more on teacher pay raises. The two sides will work out the differences over the next six weeks of the legislative session, which ends on May 28th.

### **Bills of Note**

Now that legislative committees are in full swing and passing lots of bills for consideration by the full House and Senate, the TCAA team is busy analyzing the legislation that directly impacts community associations in Texas. As always, TCAA's goal is to work with the bill authors to address any concerns of homeowners and community associations. Some important bills include:

- [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 1396](#) by Rep. Sam Harless proposes to limit board eligibility in relation to cohabitation at the same primary residence, so that only one director is permitted per primary residence.
- [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.

### **Legislative Resources**

The [Texas Legislature Online \(TLO\)](#) allows users to look up a specific bill number or to search for bills by subject, including bills dating all the way back to 1871. If there is specific legislation that interests you, set up an email [alert](#) on TLO, which will send you updates on the status and progress of your select list of bills. In addition, TLO provides links to Texas statutes, legislative calendars, House and Senate information, and live and archived video feeds of all committee and floor activity at the Texas Capitol.

### **Get Involved**

TCAA wants to hear from you about the issues of concern to you and your neighbors. For information on TCAA activities and events, as well as legislative updates, please visit the TCAA website at:

[www.txcommunityassociationadvocates.org](http://www.txcommunityassociationadvocates.org)