



## **TCAA MINUTE**

### **April 8, 2019**

#### **Legislative Activity**

Much of the discussion at the Texas capitol this session has centered on school funding and property tax reform. Last Wednesday, the House took a big step toward resolving those issues by passing its school finance bill (HB3) by a vote of 148-1. The House plan dedicates \$6.3 billion to school finance reform, including direction that school districts award each school employee a \$1,850 raise, and dedicates \$2.7 billion for property tax relief.

The bill now goes to the Senate, which is expected to substitute its own version of school finance reform. That alternative plan is likely to include some teacher merit pay provisions, a \$5,000 pay raise for all teachers and librarians, a smaller infusion of new money for school programs, and \$2.7 billion for property tax relief. Both the House and Senate budget committees have approved \$9 billion in total new funding for school finance reform, teacher pay raises, and property tax reform, so all that is left is for the two sides to work out the specific differences in their plans over the last weeks of the legislative session, which ends on May 28th.

#### **Bills of Note**

The TCAA team continues to track and analyze bills that impact community associations in Texas. A big part of that process is working with the bill authors to make sure they are aware of the concerns and priorities of homeowners and community associations.

One important bill being considered this week at the capitol is [HB 1396](#) by Rep. Sam Harless, which proposes to limit board eligibility in relation to cohabitation at the same primary residence, so that only one director is permitted per primary residence. You can weigh in on this proposed legislation by appearing at the Business & Industry Committee hearing on Tuesday, April 9, 2019, in Room E2.016. The hearing is scheduled to begin once the House adjourns for the day, which will likely be late that afternoon, but be aware that the committee may not begin consideration of HB 1396 until that evening. You can also view the hearing online – live or archived – at <https://house.texas.gov/video-audio/>.

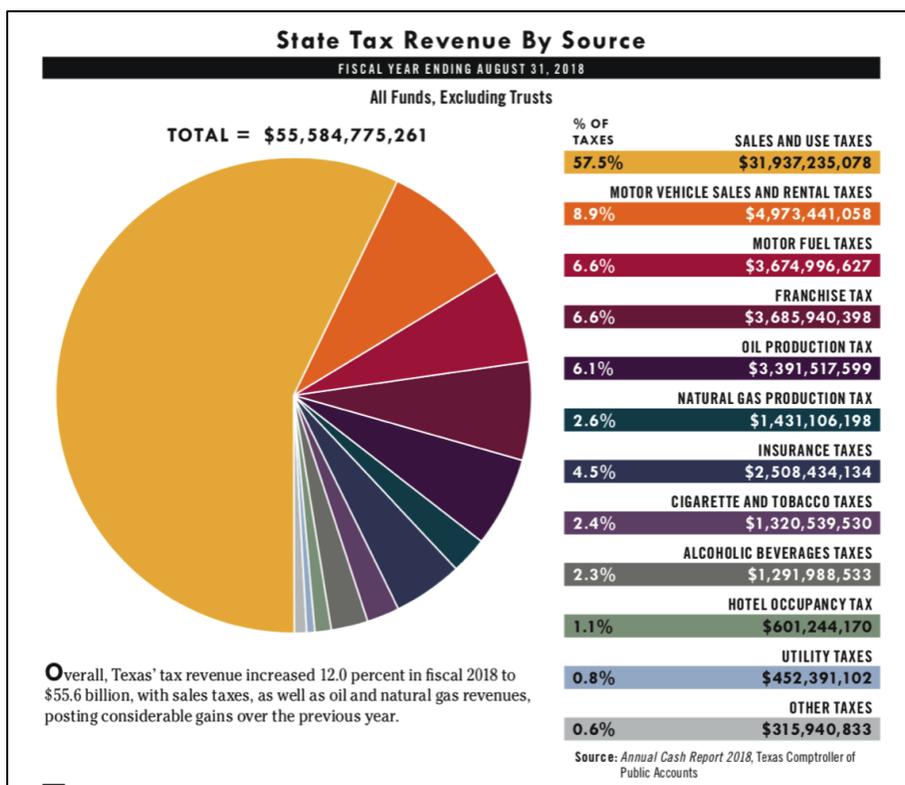
Some other important bills that are currently pending include:

- [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.
- [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 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.
- [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.

## Texas Taxes

The Texas Comptroller recently released this informative graph showing the source of all tax dollars collected by the state in 2018. Those taxes combined to account for over \$55 billion in total revenue.



## Get Involved

TCAA wants you to get involved and share 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)