



TCAA MINUTE

April 29, 2019

Bills of Note

As we head into the last month of the legislative session, the TCAA team continues to monitor the remaining bills that directly impact community associations in Texas. TCAA is working closely with legislators in the House and Senate to ensure homeowners in Texas are protected from any harmful or unintended consequences of pending legislation. Some important bills that are still alive in the legislative process include:

- [HB 2596](#) by Rep. James White (and its companion [SB 86](#) by Sen. Bob Hall) provide that a local government may not prohibit an individual from raising or keeping six or fewer chickens at their single-family residential lot, and also override any similar property owners' association restrictive covenant created on or after September 1, 2019. TCAA is working closely with House leadership on these bills to ensure that property owners' associations retain the right to effectively regulate our neighborhoods and quality of life.
- [HB 2302](#) by Rep. Greg Bonnen tackles the issue of when a property owners' association may regulate religious displays at a residence. TCAA supports religious freedom for its residents, but has shared our concerns about the uncertainty and extreme outcomes that could result if this bill passes. The bill was passed by the House Business & Industry Committee and is now on its way to the full House for debate.
- [HB 3445](#) by Rep. Tracy King shortens 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. The bill is opposed by TCAA and the Texas Association of Builders in its current form, and is currently left pending in the House Business & Industry Committee.
- [HB 660](#) by Rep. Matt Shaheen addresses the assessment of fines by property owners' associations by requiring that associations must adopt and record a fining policy that establishes reasonable fine amounts for each type of violation, and provide a copy of that policy annually to its members. This bill is set for a hearing in the House Business & Industry Committee on Tuesday, April 30, 2019.

- [HB 2554](#) by Rep. John Bucy impacts the ability of property owners' associations to regulate the display of political signs. That bill is being heard on Monday, April 29, 2019, in the House Elections Committee.

You can weigh in on these bills and others by contacting your [local legislator](#) or [bill sponsor](#), as well as the members of the appropriate House [committee](#).

Some bills supported by TCAA that are still being considered by the Legislature include:

- [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. This bill is out of committee and headed to the House Local & Uncontested Calendar.
- [HB 1025](#) by Rep. Dwayne Bohac deals with candidacy for and membership on the board of certain property owners' associations. This bill was favorably passed out of committee last week.

Legislative Deadlines

In the last month of a legislative session, procedural deadlines play a primary role in whether or not a piece of legislation will survive. Even the best ideas can fail to become law if they do not stay ahead of the following deadlines at the Texas Capitol:

May 6:	Last day for a House bill to pass out of a House Committee
May 9:	Last day for contested House bills to be considered by the House
May 10:	Last day for uncontested House bills to be considered by the House
May 17:	Last day for House to consider local House bills
May 21:	Last day for contested Senate bills to be considered by the House
May 22:	Last day for House to consider all Senate bills
May 22:	Last day for Senate to consider all bills
May 27:	Last day of the legislative session

Get Involved

Please get involved with TCAA and help protect community associations across Texas! Visit the TCAA website for more information on activities, events, and legislative updates:

www.txcommunityassociationadvocates.org