

TCAA MINUTE

May 6, 2019

Your Participation Matters

Thanks to the hard work of the TCAA advocacy team and the concern expressed by you and TCAA supporters across the state, [SB 86](#) by Sen. Bob Hall was amended in the House Agriculture and Livestock Committee to no longer inhibit the ability of a property owners' association to regulate the keeping or raising of chickens at a residence. TCAA will continue working closely with stakeholders in the House and Senate to ensure that the final version of the bill protects property owners' association rights to effectively regulate our neighborhoods and quality of life.

Other Bills of Note

As we head into the last weeks of the legislative session, the TCAA team continues to monitor the few remaining bills that directly impact community associations in Texas. Today, Monday, May 6, is the deadline for House bills to be passed out of House committees, and this Thursday, May 9, is the deadline for most House bills to be approved by the full House, and there are hundreds of bills lined up for consideration, which means many bills will die in the coming days. TCAA is working closely with legislators on these relevant bills that are still alive in the legislative process:

- [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 waiting to be set for debate by the full House.
- [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, which makes it unlikely to pass the House before next week's deadline.
- [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 also still pending in the House Business & Industry Committee, which makes it unlikely to pass the House before next week's deadline.

- [HB 2554](#) by Rep. John Bucy impacts the ability of property owners' associations to regulate the display of political signs. That bill was left pending in the House Elections Committee last week, which makes it unlikely to pass the House before next week's deadline.
- [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 was approved by the House on Friday and now heads to the Senate for consideration.
- [HB 1025](#) by Rep. Dwayne Bohac deals with candidacy for and membership on the board of certain property owners' associations. This bill was also approved by the House on Friday and now heads to the Senate for consideration.

Bill Statistics

The TCAA team spends hours analyzing and tracking a large volume of legislation at the Texas capitol. Some relevant statistics as of last week:

- The House has filed 4,908 bills, and the Senate has filed 2,625 bills
- The House has passed 696 House bills, and the Senate has passed 580 Senate bills
- The House has passed 27 Senate bills, and the Senate has passed 6 House bills

You can watch live and archived broadcasts of the Texas [House](#) and [Senate](#) debates on these bills at the Texas Legislature Online website.

Get Involved

TCAA needs you to get involved with our association and help protect community associations across Texas! Visit the TCAA website for more information on activities, events, and legislative updates: www.txcaa.org