



## **TCAA MINUTE**

### **May 13, 2019**

#### **Bills of Note**

With only about two weeks left in the legislative session, the TCAA team is closely watching remaining legislation to make sure no amendments are added at the last minute that might harm community associations and homeowners in Texas. Last Thursday, May 9, was the deadline for the House of Representatives to pass House bills. Members debated until the stroke of midnight, trying to pass as many bills as possible (or kill as many bills as possible) before the expiration of the calendar deadline. Below are some relevant bills that failed to pass before the Thursday deadline:

- [HB 2302](#) by Rep. Greg Bonnen, which addresses the issue of when a property owners' association may regulate religious displays at a residence.
- [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.
- [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.

The following bills, on the other hand, are still alive in the legislative process, and TCAA is monitoring their progress:

- [HB 2554](#) by Rep. John Bucy streamlines and reorganizes statutes related to the ability of property owners' associations to regulate the display of political signs. That bill was approved by the full House on last Friday's Local & Consent Calendar.
- [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 has been referred to the Senate Business & Commerce Committee.
- [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 and will be considered by the Senate Business & Commerce Committee on Tuesday, May 14.

### **Last Minute Capitol Activity**

The Legislature is likely to work through the weekend during these last couple of weeks of the legislative session. Some important deadlines this week include:

- *Friday, May 17*: Last day for House to consider House bills with only a local impact
- *Saturday, May 18*: Last day for House committees to report Senate bills
- *Sunday, May 19*: Deadline for House to distribute its last House Daily Calendar with Senate bills

You can express your opinion on pending legislation and legislative priorities by directly contacting your [local legislator](#).

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

### **Get Involved**

TCAA wants 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](http://www.txcaa.org)