



TCAA MINUTE May 20, 2019

The End is Near

Only about a week remains in the legislative session, the state budget bill has been completed, and the major bills dealing with property taxes and school finance are in final negotiations. The TCAA team is also keeping an eye on the few remaining bills relevant to property owners' associations. The following bills are still alive in the legislative process, and TCAA will continue 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 heard in the Senate State Affairs Committee on Friday, May 17 and could still advance to the Senate Local & Uncontested 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 referred to the Senate Business & Commerce Committee last week, but has not been scheduled for a hearing.
- [HB 1025](#) by Rep. Dwayne Bohac deals with candidacy for and membership on the board of certain property owners' associations. This bill was considered by the Senate Business & Commerce Committee on Tuesday, May 14, and left pending.

Lemonade Stands

One bill that has already made its way to the end of the legislative process and is on its way to the Governor is [HB 234](#) by Rep. Krause, which prohibits property owners' associations from regulating the sale of lemonade or similar beverages by children on property located in the subdivision. There are also similar provisions in the bill that apply to local government regulations. TCAA was successful in amending the bill to limit a property owners' association's liability for any injury or activity related to these sales. TCAA will be monitoring how this law is interpreted, enforced, and implemented between now and the 2021 legislative session.

Legislative Deadlines

The Legislature has only 8 days left to pass legislation. Some important deadlines this week include:

- *Tuesday, May 21*: Last day for House to consider most Senate bills
- *Wednesday, May 22*: Last day for House to consider local and uncontested Senate bills, and last day for Senate to consider all bills
- *Friday, May 24*: Deadline for House to act on Senate amendments to House bills

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