



CAI Texas/TCAA LEGISLATIVE SESSION UPDATE

TCAA Minute – June 1, 2021

Final Days of the Legislative Session

The 87th Texas Legislature, Regular Session, has come to a close, with deadlines for House and Senate action on bills and resolutions passing over the weekend. The CAI-TCAA team has been successful in stopping or improving multiple bills at the Texas capitol that could negatively impact community associations and their volunteers, though the problematic SB 1588 did get final legislative approval and is headed to the governor.

SB 1588 makes substantial changes to multiple provisions of the Texas Property Code relevant to property owners' associations, including restricted service on association committees, changes to fees related to resale certificates, new requirements for association websites, new requirements for management certificates, and more regulation of association hearings. Several amendments were also added on the House floor, including:

- permitting homeowners to construct swimming pool enclosures
- permitting homeowners to install certain home security measures
- permitting certain homeowner religious displays

Other bills approved by the Texas Legislature include:

SB 30 (West) establishes a mechanism for the removal of discriminatory provisions from a recorded conveyance instrument or document.

HB 1281 (Wilson) removes the license plate requirement for golf carts only operating in master planned communities.

Bills that did not pass this legislative session include:

HB 2912 (Vasut) would have authorized a property owner to bring an action against a property owners' association for a violation of the Texas Residential Property Owners Protection Act or a provision of the association's dedicatory instruments by a board member acting in the board member's official capacity.

HB 1970 (Shaheen) would have placed new restrictions on fees and fines assessed by a property owners' association.

HB 1686 (Cortez) would have prevented municipalities and property owners' associations from prohibiting food production, fruit and vegetable gardening, and the raising or keeping of chickens and other animals at a person's residence.

Texas Legislature Approves State's 2022-2023 Budget

The Texas Legislature passed a two-year \$248 billion state budget that is headed to the governor's desk after the House advanced the proposal Thursday, completing monthslong negotiations between the two chambers. The approved budget is a decrease of about \$13.5 billion from the 2020-21 budget cycle, thanks largely to federal funding for coronavirus relief.

The Thursday House vote on the budget was 142-6, with no votes from Democrats Alma Allen of Houston, Michelle Beckley of Carrollton, Jasmine Crockett of Dallas, and Ron Reynolds of Houston, as well as Republicans Jeff Cason of Bedford and Bryan Slaton of Royse City. The vote in the Senate on Wednesday was 31-0. Governor Greg Abbott has line-item veto authority for the budget, and will announce his decisions sometime in June.

Get Involved

CAI and TCAA hope to hear from you about the issues of concern to you and your neighbors, and we also encourage you to share your support of community associations with your local legislators.

Find out who represents you at the Texas capitol: <https://wrm.capitol.texas.gov/home>

Contact members of the House Business & Industry Committee to express your support for POAs: <https://house.texas.gov/committees/committee/?committee=C040>

For more information on the Texas Legislature and updates on our activities and events, please visit caionline.org/txlac and txcaa.org

To make a contribution [CLICK HERE](#).