

1-1 By: Bonnen, Dean, Thompson of Brazoria H.B. No. 3571
 1-2 (Senate Sponsor - Springer)
 1-3 (In the Senate - Received from the House May 3, 2021;
 1-4 May 10, 2021, read first time and referred to Committee on Business
 1-5 & Commerce; May 21, 2021, reported adversely, with favorable
 1-6 Committee Substitute by the following vote: Yeas 9, Nays 0;
 1-7 May 21, 2021, sent to printer.)

1-8 COMMITTEE VOTE

1-9		Yea	Nay	Absent	PNV
1-10	Hancock	X			
1-11	Nichols	X			
1-12	Campbell	X			
1-13	Creighton	X			
1-14	Johnson	X			
1-15	Menéndez	X			
1-16	Paxton	X			
1-17	Schwertner	X			
1-18	Whitmire	X			

1-19 COMMITTEE SUBSTITUTE FOR H.B. No. 3571 By: Hancock

1-20 A BILL TO BE ENTITLED
 1-21 AN ACT

1-22 relating to the regulation of security measures by certain property
 1-23 owners' associations.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-25 SECTION 1. Chapter 202, Property Code, is amended by adding
 1-26 Section 202.023 to read as follows:

1-27 Sec. 202.023. SECURITY MEASURES. (a) This section does not
 1-28 apply to a master mixed-use property owners' association subject to
 1-29 Chapter 215.

1-30 (b) Except as provided by Subsection (c), a property owners'
 1-31 association may not adopt or enforce a restrictive covenant that
 1-32 prevents a property owner from building or installing security
 1-33 measures, including but not limited to a security camera, motion
 1-34 detector, or perimeter fence.

1-35 (c) This section does not prohibit a property owners'
 1-36 association from regulating the type of fencing that a property
 1-37 owner may install.

1-38 SECTION 2. This Act takes effect immediately if it receives
 1-39 a vote of two-thirds of all the members elected to each house, as
 1-40 provided by Section 39, Article III, Texas Constitution. If this
 1-41 Act does not receive the vote necessary for immediate effect, this
 1-42 Act takes effect September 1, 2021.

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