

By: Harris Davila

H.B. No. 517

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the authority of a property owners' association to  
3 assess a fine for discolored vegetation or turf during a period of  
4 residential watering restriction.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Chapter 202, Property Code, is amended by adding  
7 Section 202.008 to read as follows:

8 Sec. 202.008. LIMITATION ON FINES DURING RESIDENTIAL WATER  
9 RESTRICTION. (a) For the purposes of this section, "residential  
10 watering restriction" means a temporary restriction of water use to  
11 irrigate residential vegetation or turf that is mandated by a  
12 municipality, water utility, or other wholesale or retail water  
13 supplier as part of a strategy to conserve water during a period of  
14 drought.

15 (b) A property owners' association may not assess a fine  
16 against a property owner for a violation of an applicable  
17 restrictive covenant that requires the owner to maintain green  
18 vegetation or turf or prohibits discolored or brown vegetation or  
19 turf on the property:

20 (1) during a period when the owner's property is  
21 subject to a residential watering restriction under which  
22 discolored or brown vegetation or turf could reasonably result; and

23 (2) for a reasonable period of time after a  
24 residential watering restriction described by Subdivision (1) is

1 lifted.

2 SECTION 2. This Act takes effect September 1, 2025.