

By: Cortez

H.B. No. 648

A BILL TO BE ENTITLED

AN ACT

relating to the regulation of clotheslines by a property owners' association.

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

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

Sec. 202.008. REGULATION OF CLOTHESLINES. (a) Except as otherwise provided by this section, a property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing or using a clothesline on the owner's property for the purpose of drying laundry.

(b) A provision that violates Subsection (a) is void.

(c) This section does not prohibit the inclusion or enforcement of a provision in a dedicatory instrument that:

(1) prohibits a clothesline that:

(A) as adjudicated by a court:

(i) threatens the public health or safety;

or

(ii) violates a law;

(B) is located on property owned or maintained by the property owners' association;

(C) is located on property owned in common by the members of the property owners' association; or

1 (D) is visible above the fence line of a fenced
2 yard or patio maintained by the property owner; or

3 (2) prohibits or requires prior approval of the
4 property owners' association for a clothesline located in or on a
5 front or side yard or patio maintained by the property owner.

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