

Amend **HB 1454** by inserting the following appropriately numbered SECTIONS:

SECTION \_\_\_\_\_. Section 209.008, Property Code, is amended by adding Subsection (h) to read as follows:

(h) An attorney may not enter into a contract or agreement to represent a property owners' association under which legal fees are charged to an owner's assessment account and payment of the fees is delayed until after the account is collected from the owner or the occurrence of another specified event. An attorney who provides services described by this subsection may not collect payment for legal fees for those services directly from the owner from whom the association has the right to collect the legal fees or defer payment of the fees until the association receives payment from the owner. This subsection does not prohibit an attorney from collecting a debt, including legal fees, and forwarding the amount collected to the association.

SECTION \_\_\_\_\_. Section 209.008(h), Property Code, as added by this Act, applies only to a contract or agreement entered into on or after the effective date of this Act. A contract or agreement entered into before the effective date of this Act is governed by the law in effect immediately before that date, and that law is continued in effect for that purpose.