

By: Solomons, et al.

H.B. No. 362

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to the regulation by a property owners' association of the  
3 installation of solar energy devices and certain roofing materials  
4 on property.

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

6 SECTION 1. Chapter 202, Property Code, is amended by adding  
7 Sections 202.010 and 202.011 to read as follows:

8 Sec. 202.010. REGULATION OF SOLAR ENERGY DEVICES. (a) In  
9 this section, "solar energy device" has the meaning assigned by  
10 Section 171.107, Tax Code.

11 (b) Except as otherwise provided by Subsection (d), a  
12 property owners' association may not include or enforce a provision  
13 in a dedicatory instrument that prohibits or restricts a property  
14 owner from installing a solar energy device.

15 (c) A provision that violates Subsection (b) is void.

16 (d) A property owners' association may include or enforce a  
17 provision in a dedicatory instrument that prohibits a solar energy  
18 device that:

19 (1) as adjudicated by a court:

20 (A) threatens the public health or safety; or

21 (B) violates a law;

22 (2) is located on property owned or maintained by the  
23 property owners' association;

24 (3) is located on property owned in common by the

1 members of the property owners' association;

2 (4) is located in an area on the property owner's  
3 property other than:

4 (A) on the roof of the home or of another  
5 structure allowed under a dedicatory instrument; or

6 (B) in a fenced yard or patio owned and  
7 maintained by the property owner;

8 (5) if mounted on the roof of the home:

9 (A) extends higher than the roofline;

10 (B) is located in an area other than an area  
11 designated by the property owners' association, unless the  
12 alternate location increases the estimated annual energy  
13 production of the device, as determined by using a publicly  
14 available modeling tool provided by the National Renewable Energy  
15 Laboratory, by more than 10 percent above the energy production of  
16 the device if located in an area designated by the property owners'  
17 association;

18 (C) does not conform to the slope of the roof and  
19 has a top edge that is not parallel to the roofline; or

20 (D) has a frame, a support bracket, or visible  
21 pipng or wiring that is not in a silver, bronze, or black tone  
22 commonly available in the marketplace;

23 (6) if located in a fenced yard or patio, is taller  
24 than the fence line;

25 (7) as installed:

26 (A) conflicts with the manufacturer's  
27 installation requirements; or

1                   (B) voids material warranties; or  
2                   (8) was installed without prior approval by a  
3 committee created in a dedicatory instrument for such purposes that  
4 provides decisions within a reasonable period or within a period  
5 specified in the dedicatory instrument.

6                   (e) A committee described by Subsection (d)(8) may not  
7 withhold approval of the installation of a solar energy device that  
8 meets or exceeds the minimum requirements of a dedicatory  
9 instrument.

10                  Sec. 202.011. REGULATION OF CERTAIN ROOFING MATERIALS. A  
11 property owners' association may not include or enforce a provision  
12 in a dedicatory instrument that prohibits or restricts a property  
13 owner who is otherwise authorized to install shingles on the roof of  
14 the owner's property from installing shingles that:

15                   (1) are designed primarily to:  
16                                 (A) be wind and hail resistant;  
17                                 (B) provide heating and cooling efficiencies  
18 greater than those provided by customary composite shingles; and  
19                                 (C) provide solar generation capabilities; and

20                   (2) when installed:  
21                                 (A) resemble the shingles used or otherwise  
22 authorized for use on property in the subdivision;  
23                                 (B) are more durable than and are of equal or  
24 superior quality to the shingles described by Paragraph (A); and  
25                                 (C) match the aesthetics of the property  
26 surrounding the owner's property.

27                  SECTION 2. Sections 202.010 and 202.011, Property Code, as

1 added by this Act, apply to a dedicatory instrument without regard  
2 to whether the dedicatory instrument takes effect or is renewed  
3 before, on, or after the effective date of this Act.

4         SECTION 3. This Act takes effect immediately if it receives  
5 a vote of two-thirds of all the members elected to each house, as  
6 provided by Section 39, Article III, Texas Constitution. If this  
7 Act does not receive the vote necessary for immediate effect, this  
8 Act takes effect September 1, 2011.