

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 82ND LEGISLATIVE REGULAR SESSION**

**March 21, 2011**

**TO:** Honorable Royce West, Chair, Senate Committee on Intergovernmental Relations

**FROM:** John S O'Brien, Director, Legislative Budget Board

**IN RE: SB142** by West (Relating to the operation of property owners' associations.), **As Introduced**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Property Code relating to property owners' associations.

The bill would authorize a court to increase an award of damages in an injunction suit by a member of a property owner's association, and would authorize a court to award damages for a frivolous or groundless suit based on certain findings of the court.

The bill would require the Supreme Court of Texas to adopt rules establishing expedited foreclosure proceedings in cases in which a property owners' association seeks to foreclose an assessment lien.

According to the Office of Court Administration (OCA), the bill is not anticipated to cause an increase in the workload of the courts.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:** 212 Office of Court Administration, Texas Judicial Council

**LBB Staff:** JOB, KKR, TP