

1-1 By: West S.B. No. 1168
 1-2 (In the Senate - Filed March 10, 2015; March 17, 2015, read
 1-3 first time and referred to Committee on Business and Commerce;
 1-4 April 20, 2015, reported favorably by the following vote: Yeas 7,
 1-5 Nays 0; April 20, 2015, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14			X	
1-15	X			
1-16			X	

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the operation of certain property owners' associations.
 1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-21 SECTION 1. Section 207.001(2), Property Code, is amended to
 1-22 read as follows:
 1-23 (2) "Dedictory instrument," "property owners'
 1-24 association," and "restrictive covenant" have the meanings
 1-25 assigned by Section 209.002 [202.001].
 1-26 SECTION 2. Section 207.002, Property Code, is amended to
 1-27 read as follows:
 1-28 Sec. 207.002. APPLICABILITY. (a) This chapter applies to
 1-29 a subdivision with a property owners' association that is entitled
 1-30 to levy regular or special assessments.
 1-31 (b) This chapter does not apply to a condominium council of
 1-32 owners governed by Chapter 81 or a condominium unit owners'
 1-33 association governed by Chapter 82.
 1-34 SECTION 3. Section 209.002, Property Code, is amended by
 1-35 amending Subdivision (4-a) and adding Subdivision (13) to read as
 1-36 follows:
 1-37 (4-a) "Development period" means a period stated in a
 1-38 declaration during which a declarant reserves:
 1-39 (A) a right to facilitate the development,
 1-40 construction, and marketing of the subdivision; or [and]
 1-41 (B) a right to direct the size, shape, and
 1-42 composition of the subdivision.
 1-43 (13) "Verified mail" means any method of mailing that
 1-44 provides evidence of mailing.
 1-45 SECTION 4. Section 209.003(d), Property Code, is amended to
 1-46 read as follows:
 1-47 (d) This chapter does not apply to a condominium as defined
 1-48 [~~development governed~~] by Section 81.002 or 82.003 [Chapter 82].
 1-49 SECTION 5. Section 209.0041, Property Code, is amended by
 1-50 amending Subsection (h) and adding Subsection (h-1) to read as
 1-51 follows:
 1-52 (h) Except as provided by Subsection (h-1) [this
 1-53 subsection], a declaration may be amended only by a vote of:
 1-54 (1) 67 percent of the total votes allocated to
 1-55 property owners in the property owners' association, in addition to
 1-56 any governmental approval required by law; or
 1-57 (2) 67 percent of those entitled to vote on the
 1-58 amendment of the declaration, in addition to any governmental
 1-59 approval required by law.
 1-60 (h-1) If the declaration contains a lower percentage than
 1-61 prescribed by Subsection (h), the percentage in the declaration

2-1 controls.

2-2 SECTION 6. Section 209.0051, Property Code, is amended by
 2-3 amending Subsections (b), (c-1), and (h) and adding Subsection
 2-4 (c-2) to read as follows:

2-5 (b) In this section, "board[+
 2-6 [~~(1)~~ "Board] meeting":

2-7 (1) [~~(A)~~] means a deliberation between a quorum of the
 2-8 voting board of the property owners' association, or between a
 2-9 quorum of the voting board and another person, during which
 2-10 property owners' association business is considered and the board
 2-11 takes formal action; and

2-12 (2) [~~(B)~~] does not include the gathering of a quorum
 2-13 of the board at a social function unrelated to the business of the
 2-14 association or the attendance by a quorum of the board at a
 2-15 regional, state, or national convention, ceremonial event, or press
 2-16 conference, if formal action is not taken and any discussion of
 2-17 association business is incidental to the social function,
 2-18 convention, ceremonial event, or press conference.

2-19 [~~(2)~~ "Development period" means a period stated in a
 2-20 declaration during which a declarant reserves:

2-21 [~~(A)~~ a right to facilitate the development,
 2-22 construction, and marketing of the subdivision; and

2-23 [~~(B)~~ a right to direct the size, shape, and
 2-24 composition of the subdivision.]

2-25 (c-1) Except for a meeting held by electronic or telephonic
 2-26 means under Subsection (c-2) [~~(h)~~], a board meeting must be held in
 2-27 a county in which all or part of the property in the subdivision is
 2-28 located or in a county adjacent to that county.

2-29 (c-2) A board meeting may be held by electronic or
 2-30 telephonic means provided that:

2-31 (1) all directors may hear and be heard by every other
 2-32 director; and

2-33 (2) except for any portion of the meeting conducted in
 2-34 executive session, all owners in attendance at the meeting may hear
 2-35 all directors.

2-36 (h) Except as provided by this subsection, a [A] board may
 2-37 take action outside of a meeting [~~meet by any method of~~
 2-38 ~~communication~~], including voting by electronic or [~~and~~] telephonic
 2-39 means, without prior notice to owners under Subsection (e), if each
 2-40 director is given a reasonable opportunity to express the
 2-41 director's opinion to all other directors and to vote [~~may hear and~~
 2-42 ~~be heard by every other director, or the board may take action by~~
 2-43 ~~unanimous written consent to consider routine and administrative~~
 2-44 ~~matters or a reasonably unforeseen emergency or urgent necessity~~
 2-45 ~~that requires immediate board action]. Any action taken without~~
 2-46 notice to owners under Subsection (e) must be summarized orally,
 2-47 including an explanation of any known actual or estimated
 2-48 expenditures approved at the meeting, and documented in the minutes
 2-49 of the next regular or special board meeting. The board may not,
 2-50 without prior notice to owners under Subsection (e), [~~consider or~~
 2-51 vote on:

2-52 (1) fines;

2-53 (2) damage assessments;

2-54 (3) initiation of foreclosure actions;

2-55 (4) initiation of enforcement actions, excluding
 2-56 temporary restraining orders or violations involving a threat to
 2-57 health or safety;

2-58 (5) increases in assessments;

2-59 (6) levying of special assessments;

2-60 (7) appeals from a denial of architectural control
 2-61 approval; or

2-62 (8) a suspension of a right of a particular owner
 2-63 before the owner has an opportunity to attend a board meeting to
 2-64 present the owner's position, including any defense, on the issue.

2-65 SECTION 7. Section 209.0056, Property Code, is amended by
 2-66 amending Subsection (a) and adding Subsection (a-1) to read as
 2-67 follows:

2-68 (a) For an election or vote taken at a meeting of the
 2-69 association owners, not [~~Not~~] later than the 10th day or earlier

3-1 than the 60th day before the date of ~~the~~ [an] election or vote, a
 3-2 property owners' association shall give written notice of the
 3-3 election or vote to:

3-4 (1) each owner of property in the property owners'
 3-5 association, for purposes of an association-wide election or vote;
 3-6 or

3-7 (2) each owner of property in the property owners'
 3-8 association entitled under the dedicatory instruments to vote in a
 3-9 particular representative election, for purposes of a vote that
 3-10 involves election of representatives of the association who are
 3-11 vested under the dedicatory instruments of the property owners'
 3-12 association with the authority to elect or appoint board members of
 3-13 the property owners' association.

3-14 (a-1) For an election or vote of association owners not
 3-15 taken at a meeting, the property owners' association shall give
 3-16 notice of the election or vote to all owners.

3-17 SECTION 8. Section 209.0057, Property Code, is amended by
 3-18 amending Subsections (b), (c), and (d) and adding Subsections
 3-19 (b-1), (b-2), (b-3), and (b-4) to read as follows:

3-20 (b) Any owner may, not later than the 15th day after the date
 3-21 of the meeting of association owners at which the election or vote
 3-22 was held or the date of the announcement of the results of the
 3-23 election or vote if no meeting was held, require a recount of the
 3-24 votes. A demand for a recount must be submitted in writing either:

3-25 (1) by verified ~~[certified]~~ mail~~[, return receipt~~
 3-26 ~~requested, or by delivery by the United States Postal Service with~~
 3-27 ~~signature confirmation service]~~ to the property owners'
 3-28 association's mailing address as reflected on the latest management
 3-29 certificate filed under Section 209.004; or

3-30 (2) in person to the property owners' association's
 3-31 managing agent as reflected on the latest management certificate
 3-32 filed under Section 209.004 or to the address to which absentee and
 3-33 proxy ballots are mailed.

3-34 (b-1) The association must estimate the costs for
 3-35 performance of the recount by a person qualified to tabulate votes
 3-36 under Subsection (c) and must send an invoice for the estimated
 3-37 costs to the requesting owner at the owner's last known address
 3-38 according to association records not later than the 20th day after
 3-39 the date the association receives the owner's demand for the
 3-40 recount.

3-41 (b-2) The owner demanding a recount under this section must
 3-42 pay the invoice described by Subsection (b-1) in full to the
 3-43 property owners' association on or before the 30th day after the
 3-44 date the invoice is sent to the owner.

3-45 (b-3) If the invoice described by Subsection (b-1) is not
 3-46 paid by the deadline prescribed by Subsection (b-2), the owner's
 3-47 demand for a recount is considered withdrawn and a recount is not
 3-48 required.

3-49 (b-4) If the estimated costs under Subsection (b-1) are
 3-50 lesser or greater than the actual costs, the association must send a
 3-51 final invoice to the owner on or before the 30th business day after
 3-52 the date the results of the recount are provided. If the final
 3-53 invoice includes additional amounts owed by the owner, any
 3-54 additional amounts not paid to the association before the 30th
 3-55 business day after the date the invoice is sent to the owner may be
 3-56 added to the owner's account as an assessment. If the estimated
 3-57 costs exceed the final invoice amount, the owner is entitled to a
 3-58 refund. The association shall issue the refund to the owner not
 3-59 later than the 30th business day after the date the invoice is sent
 3-60 to the owner.

3-61 (c) Following receipt of payment under Subsection (b-2),
 3-62 the [The] property owners' association shall, at the expense of the
 3-63 owner requesting the recount, retain for the purpose of performing
 3-64 the recount[.] the services of a person qualified to tabulate votes
 3-65 under this subsection. The association shall enter into a contract
 3-66 for the services of a person who:

3-67 (1) is not a member of the association or related to a
 3-68 member of the association board within the third degree by
 3-69 consanguinity or affinity, as determined under Chapter 573,

4-1 Government Code; and
 4-2 (2) is:
 4-3 (A) a current or former:
 4-4 (i) county judge;
 4-5 (ii) county elections administrator;
 4-6 (iii) justice of the peace; or
 4-7 (iv) county voter registrar; or
 4-8 (B) a person agreed on by the association and
 4-9 each person [the persons] requesting the recount.
 4-10 (d) Any recount under Subsection (b) must be performed on or
 4-11 before the 30th day after the date of receipt of ~~[a request and]~~
 4-12 payment for a recount in accordance with Subsection (b-2)
 4-13 ~~[Subsections (b) and (c)]~~. If the recount changes the results of
 4-14 the election, the property owners' association shall reimburse the
 4-15 requesting owner for the cost of the recount. The property owners'
 4-16 association shall provide the results of the recount to each owner
 4-17 who requested the recount. Any action taken by the board in the
 4-18 period between the initial election vote tally and the completion
 4-19 of the recount is not affected by any recount.
 4-20 SECTION 9. Sections 209.0058(a) and (c), Property Code, are
 4-21 amended to read as follows:
 4-22 (a) Any vote cast by a member of a property owners'
 4-23 association in a director [an] election or in a vote on the issue of
 4-24 whether to amend a dedicatory instrument, increase a regular
 4-25 assessment, adopt a special assessment, or remove a director [or
 4-26 vote by a member of a property owners' association] must be in
 4-27 writing and signed by the member.
 4-28 (c) In an association [association-wide] election, written
 4-29 and signed ballots are not required for uncontested races.
 4-30 SECTION 10. Section 209.00591, Property Code, is amended by
 4-31 adding Subsection (b-1) and amending Subsection (c) to read as
 4-32 follows:
 4-33 (b-1) Notwithstanding any other provision of this chapter,
 4-34 a property owners' association's bylaws may require one or more
 4-35 board members to reside in the subdivision subject to the
 4-36 dedicatory instruments. A requirement described by this subsection
 4-37 is not applicable during the development period.
 4-38 (c) The declaration may provide for a period of declarant
 4-39 control of the association during which a declarant, or persons
 4-40 designated by the declarant, may appoint and remove board members
 4-41 and the officers of the association, other than board members or
 4-42 officers elected by members of the property owners'
 4-43 association. Regardless of the period of declarant control
 4-44 provided by the declaration, on or before the 120th day after the
 4-45 date 75 percent of the lots that may be created and made subject to
 4-46 the declaration are conveyed to owners other than a declarant or a
 4-47 builder in the business of constructing homes who purchased the
 4-48 lots from the declarant for the purpose of selling completed homes
 4-49 built on the lots, at least one-third of the board members must be
 4-50 elected by owners other than the declarant. If the declaration
 4-51 does not include the number of lots that may be created and made
 4-52 subject to the declaration, at least one-third of the board members
 4-53 must be elected by owners other than the declarant not later than
 4-54 the 10th anniversary of the date the declaration was recorded.
 4-55 SECTION 11. Section 209.00592, Property Code, is amended by
 4-56 amending Subsection (a) and adding Subsections (a-1) and (c-1) to
 4-57 read as follows:
 4-58 (a) The voting rights of an owner may be cast or given:
 4-59 (1) if a meeting of the property owners' association is
 4-60 held, in person or by proxy at the [a] meeting [of the property
 4-61 owners' association];
 4-62 (2) by absentee ballot in accordance with this
 4-63 section; or
 4-64 (3) ~~[by electronic ballot in accordance with this~~
 4-65 ~~section; or~~
 4-66 ~~[(4)]~~ by any method of representative or delegated
 4-67 voting provided by a dedicatory instrument.
 4-68 (a-1) The board may in its discretion use electronic ballots
 4-69 in accordance with this section as an additional method of voting.

5-1 (c-1) For purposes of Subsection (b), a nomination taken
 5-2 from the floor in an election of directors is not considered an
 5-3 amendment to the proposal for the election.

5-4 SECTION 12. Section 209.00593(d), Property Code, is amended
 5-5 to read as follows:

5-6 (d) This section does not apply to the appointment of a
 5-7 board member during a development period. ~~[In this subsection,~~
 5-8 ~~"development period" means a period stated in a declaration during~~
 5-9 ~~which a declarant reserves:~~

5-10 ~~[(1) a right to facilitate the development,~~
 5-11 ~~construction, and marketing of the subdivision; and~~
 5-12 ~~[(2) a right to direct the size, shape, and~~
 5-13 ~~composition of the subdivision.]~~

5-14 SECTION 13. Section 209.00594, Property Code, is amended by
 5-15 adding Subsection (b-1) and amending Subsection (c) to read as
 5-16 follows:

5-17 (b-1) A person performing a recount under Section
 5-18 209.0057(c) may not disclose to any other person how an individual
 5-19 voted.

5-20 (c) Notwithstanding any other provision of this chapter or
 5-21 any other law, only a person ~~[other than a person]~~ who tabulates
 5-22 votes under Subsection (b) or who performs a recount under Section
 5-23 209.0057(c) ~~[, including a person described by Subsection (a),]~~ may
 5-24 be given access to the ballots cast in the election or vote ~~[only as~~
 5-25 ~~part of a recount process authorized by law].~~

5-26 SECTION 14. Section 209.006, Property Code, is amended to
 5-27 read as follows:

5-28 Sec. 209.006. NOTICE REQUIRED BEFORE ENFORCEMENT ACTION.

5-29 (a) Before a property owners' association may suspend an owner's
 5-30 right to use a common area, file a suit against an owner other than a
 5-31 suit to collect a regular or special assessment or foreclose under
 5-32 an association's lien, charge an owner for property damage, or levy
 5-33 a fine for a violation of the restrictions or bylaws or rules of the
 5-34 association, the association or its agent must give written notice
 5-35 to the owner by verified ~~[certified]~~ mail ~~[, return receipt~~
 5-36 ~~requested].~~

5-37 (b) The notice must:

5-38 (1) describe the nature of the violation or property
 5-39 damage that is the basis for the suspension action, charge, or fine
 5-40 and state any amount due the association from the owner; ~~[and]~~

5-41 (2) except as provided in Subsection (d), inform the
 5-42 owner that the owner:

5-43 (A) is entitled to a reasonable period to cure
 5-44 the violation and avoid the fine or suspension ~~[unless the owner was~~
 5-45 ~~given notice and a reasonable opportunity to cure a similar~~
 5-46 ~~violation within the preceding six months];~~

5-47 (B) may request a hearing under Section 209.007
 5-48 on or before the 30th day after the date ~~[the owner receives]~~ the
 5-49 notice was mailed to the owner; and

5-50 (C) may have special rights or relief related to
 5-51 the enforcement action under federal law, including the
 5-52 Servicemembers Civil Relief Act (50 U.S.C. App. ~~[app.]~~ Section 501
 5-53 et seq.), if the owner is serving on active military duty;

5-54 (3) specify the date by which the owner must cure the
 5-55 violation if the violation is of a curable nature and does not pose
 5-56 a threat to public health or safety; and

5-57 (4) be sent by verified mail to the owner at the
 5-58 owner's last known address as shown on the association records.

5-59 (c) The date specified in the notice under Subsection (b)(3)
 5-60 must provide a reasonable period to cure the violation if the
 5-61 violation is of a curable nature and does not pose a threat to
 5-62 public health or safety.

5-63 (d) Subsections (a) and (b) do not apply to a violation for
 5-64 which the owner has been previously given notice under this section
 5-65 and the opportunity to exercise any rights available under this
 5-66 section in the preceding six months.

5-67 (e) If the owner cures the violation before the expiration
 5-68 of the period for cure described by Subsection (c), any fine
 5-69 assessed for the violation is void.

6-1 (f) For purposes of this section, a violation is considered
6-2 a threat to public health or safety if the violation could
6-3 materially affect the physical health or safety of an ordinary
6-4 resident.

6-5 SECTION 15. Section 209.0062(c), Property Code, is amended
6-6 to read as follows:

6-7 (c) A property owners' association is ~~[may]~~ not required to
6-8 allow a payment plan for any amount that extends more than 18 months
6-9 from the date of the owner's request for a payment plan. The
6-10 association is not required to enter into a payment plan with an
6-11 owner who failed to honor the terms of a previous payment plan
6-12 during the two years following the owner's default under the
6-13 previous payment plan. The association is not required to make a
6-14 payment plan available to an owner after the period for cure
6-15 described by Section 209.0064(b)(3) expires. The association is
6-16 not required to allow an owner to enter into a payment plan more
6-17 than once in any 12-month period.

6-18 SECTION 16. Section 209.0063, Property Code, is amended by
6-19 amending Subsection (a) and adding Subsection (c) to read as
6-20 follows:

6-21 (a) Except as provided by Subsections ~~[Subsection]~~ (b) and
6-22 (c), a payment received by a property owners' association from the
6-23 owner shall be applied to the owner's debt in the following order of
6-24 priority:

- 6-25 (1) any delinquent assessment;
- 6-26 (2) any current assessment;
- 6-27 (3) any attorney's fees or third party collection
6-28 costs incurred by the association associated solely with
6-29 assessments or any other charge that could provide the basis for
6-30 foreclosure;
- 6-31 (4) any attorney's fees incurred by the association
6-32 that are not subject to Subdivision (3);
- 6-33 (5) any fines assessed by the association; and
- 6-34 (6) any other amount owed to the association.

6-35 (c) This section does not apply to a payment made pursuant
6-36 to a final judgment, another binding court order, or any mutual
6-37 agreement of the parties entered into after the 30-day period
6-38 described in Section 209.0064(b)(3).

6-39 SECTION 17. Section 209.0064(b), Property Code, is amended
6-40 to read as follows:

6-41 (b) A property owners' association may not hold an owner
6-42 liable for fees of a collection agent retained by the property
6-43 owners' association unless the association first provides written
6-44 notice to the owner by certified mail, return receipt requested,
6-45 that:

- 6-46 (1) specifies each delinquent amount and the total
6-47 amount of the payment required to make the account current;
- 6-48 (2) if the property owners' association is subject to
6-49 Section 209.0062, describes the options the owner has to avoid
6-50 having the account turned over to a collection agent, including
6-51 information regarding availability of a payment plan through the
6-52 association; and
- 6-53 (3) provides a period of at least 30 days for the owner
6-54 to cure the delinquency before further collection action is taken.

6-55 SECTION 18. Section 209.0091, Property Code, is amended to
6-56 read as follows:

6-57 Sec. 209.0091. PREREQUISITES TO FORECLOSURE: NOTICE AND
6-58 OPPORTUNITY TO CURE FOR CERTAIN OTHER LIENHOLDERS. (a) A property
6-59 owners' association may not sell a property pursuant to a
6-60 foreclosure right ~~[foreclose a property owners' association~~
6-61 ~~assessment lien on real property by giving notice of sale under~~
6-62 ~~Section 51.002 or commencing a judicial foreclosure action]~~ unless
6-63 the association has:

- 6-64 (1) provided written notice of the total amount of the
6-65 delinquency giving rise to the foreclosure to any other holder of a
6-66 lien of record on the property whose lien is inferior or subordinate
6-67 to the association's lien and is evidenced by a deed of trust; and
- 6-68 (2) provided the recipient of the notice an
6-69 opportunity to cure the delinquency before the 61st day after the

7-1 date the association mails [~~recipient receives~~] the notice
7-2 described in Subdivision (1).

7-3 (b) Notice under this section must be sent by verified
7-4 [~~certified~~] mail[, ~~return receipt requested,~~] to the address for
7-5 the lienholder shown in the deed records relating to the property
7-6 that is subject to the property owners' association assessment
7-7 lien.

7-8 (c) Notwithstanding any other law, notice under this
7-9 section may be provided to any holder of a lien of record on the
7-10 property.

7-11 SECTION 19. Section 209.0092, Property Code, is amended by
7-12 amending Subsection (a) and adding Subsection (d) to read as
7-13 follows:

7-14 (a) Except as provided by Subsection (c) or (d) and subject
7-15 to Section 209.009, a property owners' association may not
7-16 foreclose a property owners' association assessment lien unless the
7-17 association first obtains a court order in an application for
7-18 expedited foreclosure under the rules adopted by the supreme court
7-19 under Subsection (b). A property owners' association may use the
7-20 procedure described by this subsection to foreclose any lien
7-21 described by the association's dedicatory instruments and is
7-22 considered to have with respect to the lien any power of sale
7-23 required by law as a condition of using the procedure described by
7-24 this subsection.

7-25 (d) The association may in its discretion elect not to use
7-26 the expedited procedure described by Subsection (b) and instead
7-27 foreclose the association's assessment lien under court judgment
7-28 foreclosing the lien and ordering the sale, pursuant to Rules 309
7-29 and 646a, Texas Rules of Civil Procedure.

7-30 SECTION 20. Section 209.0041(a), Property Code, is
7-31 repealed.

7-32 SECTION 21. (a) The changes in law made by this Act to
7-33 Chapter 207, Property Code, apply only to a request for subdivision
7-34 information made on or after the effective date of this Act and any
7-35 resale certificate delivered in response to that request. A
7-36 request for subdivision information made before the effective date
7-37 of this Act, any resale certificate delivered in response to that
7-38 request, and any request for an update of that resale certificate
7-39 are governed by the law as it existed immediately before that date,
7-40 and that law is continued in effect for that purpose.

7-41 (b) Sections 209.0041, 209.0056, 209.0057, 209.0058,
7-42 209.00592, and 209.00594(c), Property Code, as amended by this Act,
7-43 apply only to an election or vote held on or after the effective
7-44 date of this Act. An election or vote held before the effective
7-45 date of this Act is governed by the law as it existed immediately
7-46 before that date, and that law is continued in effect for that
7-47 purpose.

7-48 (c) Section 209.006, Property Code, as amended by this Act,
7-49 applies only to an enforcement action taken on or after the
7-50 effective date of this Act. An enforcement action taken before the
7-51 effective date of this Act is governed by the law as it existed
7-52 immediately before that date, and that law is continued in effect
7-53 for that purpose.

7-54 (d) Section 209.0064, Property Code, as amended by this Act,
7-55 applies only to a collection action taken on or after the effective
7-56 date of this Act. A collection action taken before the effective
7-57 date of this Act is governed by the law as it existed immediately
7-58 before that date, and that law is continued in effect for that
7-59 purpose.

7-60 (e) Section 209.0091, Property Code, as amended by this Act,
7-61 applies only to a foreclosure sale that takes place on or after the
7-62 effective date of this Act. A foreclosure sale that takes place
7-63 before the effective date of this Act is governed by the law as it
7-64 existed immediately before that date, and that law is continued in
7-65 effect for that purpose.

7-66 SECTION 22. This Act takes effect September 1, 2015.

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