By:  Bonnen, Dean, Thompson of Brazoria H.B. No. 3571

     (Senate Sponsor - Springer)

(In the Senate - Received from the House May 3, 2021; May 10, 2021, read first time and referred to Committee on Business & Commerce; May 21, 2021, reported adversely, with favorable Committee Substitute by the following vote: Yeas 9, Nays 0; May 21, 2021, sent to printer.)

COMMITTEE VOTE

                    Yea Nay Absent  PNV

Hancock              X

Nichols              X

Campbell             X

Creighton            X

Johnson              X

Menéndez             X

Paxton               X

Schwertner           X

Whitmire             X

COMMITTEE SUBSTITUTE FOR H.B. No. 3571 By:  Hancock

A BILL TO BE ENTITLED

AN ACT

relating to the regulation of security measures by certain property owners' associations.

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

SECTION 1.  Chapter 202, Property Code, is amended by adding Section 202.023 to read as follows:

Sec. 202.023.  SECURITY MEASURES. (a) This section does not apply to a master mixed-use property owners' association subject to Chapter 215.

(b)  Except as provided by Subsection (c), a property owners' association may not adopt or enforce a restrictive covenant that prevents a property owner from building or installing security measures, including but not limited to a security camera, motion detector, or perimeter fence.

(c)  This section does not prohibit a property owners' association from regulating the type of fencing that a property owner may install.

SECTION 2.  This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2021.

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