

By: Shaheen

H.B. No. 2076

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the filing of property owners' association fine  
3 policies with a municipality.

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

5 SECTION 1. Subchapter Z, Chapter 212, Local Government  
6 Code, is amended by adding Section 212.906 to read as follows:

7 Sec. 212.906. PROPERTY OWNERS' ASSOCIATION FINE POLICY.

8 (a) In this section, "property owners' association" has the  
9 meaning assigned by Section 209.002, Property Code.

10 (b) A municipality in which a subdivision with a property  
11 owners' association is located shall require the association to  
12 file with the municipality a copy of the policy, and each subsequent  
13 amendment to the policy, regarding the enforcement of fines  
14 assessed by the association. The policy must disclose:

15 (1) each type of violation for which the board of the  
16 association may assess a fine;

17 (2) the amount of the fine for each type of violation;  
18 and

19 (3) pertinent information regarding hearings  
20 described by Section 209.007, Property Code.

21 (c) A municipality in which a subdivision with a property  
22 owners' association is located shall require the association to  
23 provide a copy of the policy to an owner of each property in the  
24 subdivision by:

1           (1) posting the policy on an Internet website  
2 maintained by the association; or

3           (2) annually sending a copy of the policy, separately  
4 or included in routine communication from the association, to each  
5 property owner, by:

6                   (A) hand delivery to the owner;

7                   (B) first class mail to the owner's last known  
8 mailing address; or

9                   (C) e-mail to an e-mail address provided to the  
10 association by the owner.

11           SECTION 2. This Act takes effect September 1, 2021.