

**House Bill 3571**  
Senate Amendments  
Section-by-Section Analysis

HOUSE VERSION

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

Sec. 202.023. SECURITY MEASURES.

(a) Except as provided by Subsection (b), 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.

(b) 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 September 1, 2021.

SENATE VERSION (IE)

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

(a) This section does not apply to:

(1) a condominium as defined by Section 81.002 or 82.003;

or

(2) a master mixed-use property owners' association subject to Chapter 215. [FA1(1A)]

(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:

(1) prohibiting the installation of a security camera by a property owner in a place other than the property owner's private property; or

(2) regulating the type of fencing that a property owner may install. [FA1(1B)]

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.

CONFERENCE