

BILL ANALYSIS

Senate Research Center
89R5983 JBD-D

H.B. 2013
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Local Government
5/18/2025
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

The bill author has informed the committee that some property owners' associations (POA) have provisions in their dedicatory instruments that prohibit a property owner from keeping chickens, even though the applicable municipality may permit the practice with specific restrictions concerning the total number of chickens, their housing, required distance from neighboring properties, and whether roosters are allowed. The bill author has further informed the committee that residents who live in a POA and wish to change a restrictive covenant to allow chickens on their property may face a high burden in needing approval from their fellow POA members. H.B. 2013 seeks to ensure that property owners who reside in a municipality that permits them to keep chickens are allowed to do so by prohibiting certain POAs from prohibiting or restricting the keeping of chickens.

H.B. 2013 amends current law relating to the authority of certain property owners' associations to prohibit or restrict the keeping of chickens.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 202.007(a), Property Code, to prohibit a property owners' association from including or enforcing a provision in a dedicatory instrument that prohibits or restricts a property owner from certain actions, including keeping chickens on the owner's property, if a municipal ordinance authorizes the property owner to keep chickens on the property, and to make nonsubstantive changes.

SECTION 2. Effective date: September 1, 2025.