

By: Harris Davila, Isaac, Troxclair, Button,  
Luther, et al.

H.B. No. 517

A BILL TO BE ENTITLED

AN ACT

relating to the authority of a property owners' association to  
assess a fine for discolored vegetation or turf during a period of  
residential watering restriction.

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

SECTION 1. Chapter 202, Property Code, is amended by adding  
Section 202.008 to read as follows:

Sec. 202.008. LIMITATION ON FINES DURING RESIDENTIAL WATER  
RESTRICTION. (a) For the purposes of this section, "residential  
watering restriction" means a temporary restriction of water use to  
irrigate residential vegetation or turf that is mandated by a  
municipality, water utility, or other wholesale or retail water  
supplier as part of a strategy to conserve water during a period of  
drought.

(b) A property owners' association may not assess a fine  
against a property owner for a violation of an applicable  
restrictive covenant that requires the owner to plant or install  
grass or turf or maintain green vegetation or turf or prohibits  
discolored or brown vegetation or turf on the property:

(1) during a period when the owner's property is  
subject to a residential watering restriction under which  
discolored or brown vegetation or turf could reasonably result; and

(2) before the 60th day after the date a residential  
watering restriction described by Subdivision (1) is lifted.

H.B. No. 517

1           SECTION 2.   This Act takes effect September 1, 2025.