

1-1 By: Harris Davila, et al. H.B. No. 517  
 1-2 (Senate Sponsor - Schwertner)  
 1-3 (In the Senate - Received from the House April 24, 2025;  
 1-4 April 28, 2025, read first time and referred to Committee on  
 1-5 Business & Commerce; May 5, 2025, reported favorably by the  
 1-6 following vote: Yeas 11, Nays 0; May 5, 2025, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18	X			
1-19	X			

1-20 A BILL TO BE ENTITLED  
 1-21 AN ACT

1-22 relating to the authority of a property owners' association to  
 1-23 assess a fine for discolored vegetation or turf during a period of  
 1-24 residential watering restriction.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-26 SECTION 1. Chapter 202, Property Code, is amended by adding  
 1-27 Section 202.008 to read as follows:

1-28 Sec. 202.008. LIMITATION ON FINES DURING RESIDENTIAL WATER  
 1-29 RESTRICTION. (a) For the purposes of this section, "residential  
 1-30 watering restriction" means a temporary restriction of water use to  
 1-31 irrigate residential vegetation or turf that is mandated by a  
 1-32 municipality, water utility, or other wholesale or retail water  
 1-33 supplier as part of a strategy to conserve water during a period of  
 1-34 drought.

1-35 (b) A property owners' association may not assess a fine  
 1-36 against a property owner for a violation of an applicable  
 1-37 restrictive covenant that requires the owner to plant or install  
 1-38 grass or turf or maintain green vegetation or turf or prohibits  
 1-39 discolored or brown vegetation or turf on the property:

1-40 (1) during a period when the owner's property is  
 1-41 subject to a residential watering restriction under which  
 1-42 discolored or brown vegetation or turf could reasonably result; and

1-43 (2) before the 60th day after the date a residential  
 1-44 watering restriction described by Subdivision (1) is lifted.

1-45 SECTION 2. This Act takes effect September 1, 2025.

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