

1-1 By: Patterson (Senate Sponsor - Hinojosa of Nueces) H.B. No. 621
1-2 (In the Senate - Received from the House April 30, 2025;
1-3 May 5, 2025, read first time and referred to Committee on State
1-4 Affairs; May 23, 2025, reported favorably by the following vote:
1-5 Yeas 9, Nays 0; May 23, 2025, sent to printer.)

1-6	COMMITTEE VOTE				
1-7		Yea	Nay	Absent	PNV
1-8	Hughes	X			
1-9	Paxton	X			
1-10	Bettencourt	X			
1-11	Birdwell	X			
1-12	Hall	X			
1-13	Hinojosa of Nueces	X			
1-14	Middleton	X			
1-15	Parker			X	
1-16	Perry	X			
1-17	Schwertner			X	
1-18	Zaffirini	X			

1-19 A BILL TO BE ENTITLED
1-20 AN ACT

1-21 relating to the authority of a property owners' association to
1-22 regulate the assembly, association, and speech of property owners
1-23 or residents related to governmental officials or candidates for
1-24 political office.

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 202.013 to read as follows:

1-28 Sec. 202.013. REGULATION OF ASSEMBLY, ASSOCIATION, AND
1-29 SPEECH. (a) This section does not apply to a common area of a
1-30 property owners' association that is not made available for
1-31 meetings:

1-32 (1) due to designated seasonal use; or

1-33 (2) other than a meeting of the property owners'
1-34 association, the board of the property owners' association, or a
1-35 committee of the association or the association's board.

1-36 (b) Except as otherwise provided by this section, a property
1-37 owners' association may not adopt or enforce a provision in a
1-38 dedicatory instrument that prohibits or has the effect of
1-39 prohibiting a property owner or resident from inviting governmental
1-40 officials and candidates who have been qualified in the appropriate
1-41 election to run for public governmental office to address or meet
1-42 with property owners' association members, residents, or their
1-43 invitees in common areas of the association.

1-44 (c) A property owners' association may require gatherings
1-45 described by Subsection (b) to abide by the same provisions of a
1-46 dedicatory instrument that apply to any other gathering held in a
1-47 common area of the association, including a provision:

1-48 (1) requiring a room rental fee or deposit;

1-49 (2) limiting the maximum occupancy of the common area
1-50 where the meeting is to be held;

1-51 (3) establishing hours during which a meeting may be

1-52 held in the common area;

1-53 (4) specifying the common areas of the association

1-54 that are available to the association members for meetings; or

1-55 (5) requiring a written reservation or rental

1-56 agreement.

1-57 (d) This section does not apply to a property owners'
1-58 association that qualifies for tax exempt status under Section
1-59 501(c)(3), Internal Revenue Code of 1986.

1-60 SECTION 2. This Act takes effect September 1, 2025.

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