

By: Flores, King

S.B. No. 2586

A BILL TO BE ENTITLED

1 AN ACT

2 relating to information that a property owners' association must
3 file with the Texas Real Estate Commission.

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

5 SECTION 1. Chapter 209, Property Code, is amended by adding
6 Section 209.00405 to read as follows:

7 Sec. 209.00405. INFORMATION TO BE FILED WITH TEXAS REAL
8 ESTATE COMMISSION. (a) In this section, "commission" means the
9 Texas Real Estate Commission.

10 (b) Not later than the seventh day after the date a property
11 owners' association files a management certificate for recording
12 under Section 209.004(a) or files an amended management certificate
13 for recording under Section 209.004(b), the property owners'
14 association shall electronically file the following information
15 with the commission:

20 (c) The commission shall only collect the information
21 required under Subsection (b) for the purpose of making the data
22 accessible to the general public through an Internet website.

23 (d) Except as provided under Subsection (e), a property
24 owners' association and its officers, directors, employees, and

S.B. No. 2586

1 agents are not subject to liability to any person for a delay in
2 electronically filing or failure to electronically file the
3 information required under Subsection (b) with the commission,
4 unless the delay or failure is wilful or caused by gross negligence.

5 (e) If a property owners' association fails to file the
6 information required under Subsection (b), an owner is not liable
7 to the property owners' association for any assessments, fines, or
8 fees levied against the owner by the association during the period
9 the information is not electronically filed with the commission as
10 required under Subsection (b).

11 SECTION 2. (a) Not later than December 1, 2025, the Texas
12 Real Estate Commission shall establish and make available the
13 system necessary for the electronic filing of the information
14 required under Section 209.00405(b), Property Code, as added by
15 this Act.

16 (b) Notwithstanding Section 209.00405(b), Property Code, as
17 added by this Act, a property owners' association that has on or
18 before December 1, 2025, recorded a management certificate or
19 amended management certificate with a county clerk under Section
20 **209.004**, Property Code, shall electronically file the information
21 required by Section 209.00405(b), Property Code, with the Texas
22 Real Estate Commission not later than June 1, 2026.

23 SECTION 3. This Act takes effect September 1, 2025.