

1-1 By: Creighton S.B. No. 2629
 1-2 (In the Senate - Filed March 13, 2025; April 3, 2025, read
 1-3 first time and referred to Committee on Business & Commerce;
 1-4 April 16, 2025, reported favorably by the following vote: Yeas 11,
 1-5 Nays 0; April 16, 2025, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
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 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to organization of, meetings of, and voting by condominium
 1-22 unit owners' associations and property owners' associations.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Section 82.101, Property Code, is amended to
 1-25 read as follows:

1-26 Sec. 82.101. ORGANIZATION OF UNIT OWNERS' ASSOCIATION. A
 1-27 unit owners' association must be organized as a profit or nonprofit
 1-28 corporation. The declarant may not convey a unit until the
 1-29 secretary of state has issued a certificate of formation
 1-30 [~~incorporation~~] under the Texas Corporation Law [~~Article 3.03,~~
 1-31 ~~Texas Business Corporation Act, or Article 3.03, Texas Non-Profit~~
 1-32 ~~Corporation Act (Article 1396-3.03, Vernon's Texas Civil~~
 1-33 ~~Statutes)]]. The membership of the association at all times
 1-34 consists exclusively of all the unit owners or, following
 1-35 termination of the condominium, all former unit owners entitled to
 1-36 distribution of proceeds, or the owners' heirs, successors, or
 1-37 assigns.~~

1-38 SECTION 2. Section 82.108, Property Code, is amended by
 1-39 amending Subsections (c), (d), and (e) and adding Subsections (b-1)
 1-40 and (c-1) to read as follows:

1-41 (b-1) A meeting of the association may be held by any method
 1-42 of communication, including electronic and telephonic means as
 1-43 provided by Section 6.002, Business Organizations Code.

1-44 (c) A [~~Unless the declaration, bylaws, or articles of~~
 1-45 ~~incorporation of the association provide otherwise:~~

1-46 [(1) a] meeting of the board may be held by any method
 1-47 of communication, including electronic and telephonic means as
 1-48 provided by Section 6.002, Business Organizations Code, if:

1-49 (1) [(A)] notice of the meeting has been given in
 1-50 accordance with Subsection (e);

1-51 (2) [(B)] each director may hear and be heard by every
 1-52 other director; and

1-53 (3) [(C)] the meeting does not involve voting on a
 1-54 fine, damage assessment, appeal from a denial of architectural
 1-55 control approval, or suspension of a right of a particular
 1-56 association member before the member has an opportunity to attend a
 1-57 board meeting to present the member's position, including any
 1-58 defense, on the issue.

1-59 (c-1) The [~~and~~

1-60 [(2) the] board may act by unanimous written consent
 1-61 of all the directors, without a meeting, if:

