



CAI Texas/TCAA LEGISLATIVE SESSION UPDATE

TCAA Minute – May 9, 2021

Community Association Legislation

With only a few weeks left in the Texas legislative session, the CAI-TCAA team continues to work with legislators and track bills at the Texas capitol, and fighting against bills that will negatively impact community associations.

The most threatening and damaging legislation continues to be HB 3367 (Rep. Chris Turner) and the identical SB 1588 (Sen. Bryan Hughes). CAI-TCAA has serious concerns that these bills will increase liability for association volunteers, raise costs for homeowners, and greatly increase unwanted intervention by attorneys and government officials.

It is absolutely critical that you **CALL** your state legislators, the Speaker of the House, the Lieutenant Governor, and the Governor today to express your opposition to this harmful legislation, **which is being considered in the Texas House on Tuesday, May 11th.** To obtain the phone numbers to call, please go to <https://capitol.texas.gov/Home.aspx> and search Members, Senators, the Speaker of the House, the Lieutenant Governor, and the Governor.

HB 3367 and SB 1588 are overly broad bills that make substantial and ill-advised changes to multiple provisions of the Texas Property Code relevant to property owners' associations. Proposed changes include restricted service on association committees, increased fees for resale certificates, new requirements for association websites and publicly available documents, new requirements for management certificates and liens, and more regulation of association hearings.

In short, these bills are an ill-advised government overreach pushed by the powerful Texas Association of Realtors, their large team of lobbyists, and their well-funded Political Action Committee that spends millions of campaign dollars across the state.

Texas Comptroller Issues Improved Budget Outlook

Comptroller Glenn Hegar on Monday revised the state revenue estimates for both the current budget cycle and the 2022-2023 biennium. After predicting in January that the state would suffer a \$1 billion shortfall in the current budget cycle due to the COVID-19 pandemic, Hegar instead announced that \$725 million remain in state accounts. Hegar also increased the projection for state funds available for the 2022-2023 budget by \$3.12 billion — to a total of \$116 billion — as lawmakers work to finalize the budget in the remaining weeks of the legislative session. The estimate of future revenue sets the ceiling on what lawmakers can spend in the state budget.

The comptroller's revisions are based on increased state revenue projections, particularly increased tax revenue collected from oil and natural gas producers. He also pointed to an ample supply of COVID-19 vaccine doses and a rebounding economy in Texas and across the nation as reasons to be optimistic about the near term financial outlook, but cautioned that Texas' economy is heavily reliant on

international trade and other countries have been dogged by vaccine shortages and devastating rises in COVID-19 cases.

Get Involved

CAI and TCAA hope to hear from you about the issues of concern to you and your neighbors, and we also encourage you to share your support of community associations with your local legislators.

Find out who represents you at the Texas capitol: <https://wrm.capitol.texas.gov/home>

Contact members of the House Business & Industry Committee to express your support for POAs: <https://house.texas.gov/committees/committee/?committee=C040>

For more information on the Texas Legislature and updates on our activities and events, please visit caionline.org/txlac and txcaa.org

To make a contribution [**CLICK HERE**](#).