



# 11 Changes Made to Texas HOA Laws

As a homeowner or future homebuyer, dealing with and HOA, its fees, rules and regulations has its challenges. While HOAs are needed to ensure community value and upkeep, they also have a significant authority over neighborhoods and the homes within in them. It's important that HOAs are executed with care and the power of authority isn't abused, and our Texas legislators are responsible for ensuring that.

Recently, with full support of the Texas REALTORS®, representatives passed Senate Bill 1588. A monumental HOA reform legislation that is pro homeowner.

The following changes went into effect on September 1, 2021:

- ▶ Capped fees for subdivision information and updated resale certificates
- ▶ Central database of Texas HOAs will be publicly accessible starting Dec 1, 2021
- ▶ HOAs are required to maintain websites with management certificates, meeting information and notifications
- ▶ HOAs are required to file dedicatory instruments with the county and provide all contact information
- ▶ Property owners have new protection from negative credit reporting when a fine or fee is in dispute
- ▶ HOAs are required to solicit bids for any contract for services over \$50,000
- ▶ HOA boards are required to provide members with timely notice about meetings
- ▶ Prevention of some conflicts of interest within HOA architectural review boards
- ▶ HOAs are barred from prohibiting certain pool safety enclosures, security measures or religious displays on an owner's private property
- ▶ HOAs are barred from requiring access to lease agreements and can only request tenant information and lease start and end dates

**For more information about the bill and its changes, visit [texasrealestate.com](https://texasrealestate.com).**