



2025 CAI Texas Legislative Session Report

Community Associations Institute (CAI) Texas Legislative Action Committee (CAI Texas LAC) spent the 2025 legislative session advocating on behalf of the [approximately 6,122,000 Texans living in 2,203,200 homes in more than 22,300 community associations across the Lone Star State](#). The 89th Regular Session began on January 14 and adjourned on June 2, 2025. Roughly seventy bills that were filed this session had a direct impact on the operation of Community Associations. Bills are often changed during the legislative process. In all, CAI Texas LAC monitored roughly 300 bills due to their potential to impact Community Associations.

In March, 240 community association leaders from across Texas met with more than 100 state legislators and their staff in Austin to advocate for issues that directly impact homeowner associations, condominiums, and housing cooperatives at CAI's Texas Legislative Action Committee Rally Day.

Below are highlights from the 2025 Texas Legislature:

Bills That Passed

Each bill that passed the legislature must be signed by Governor Abbott or will automatically become law without his signature. The Governor has until June 22 to veto any bill that passed in the final weeks of session.

The following bills that passed have a direct impact on Property Owners Associations. CAI TEXAS LAC supported or took a neutral position on each of these bills.

- **SB 711** – Hughes/Turner - relating to property owners associations, including condominium unit owners' associations. Takes effect 9/1/25. *CAI Texas LAC's position: support.*
- **HB 517** – Harris-Davila/Schwertner - relating to the authority of a property owners association to access a fine for discolored vegetation or turf during a period of residential watering restriction. Takes effect on 9/1/25. *CAI Texas LAC's position: neutral.*
- **HB 621** – Patterson/A. Hinojosa – relating to the authority of a POA to regulate the assembly, association, and speech of property owners or residents related to governmental officials or candidates for political office. *CAI Texas LAC's position: neutral.*
- **SB 2629**– Creighton/Darby - relating to organization of, meetings of, and voting by condominium unit owners' associations and property owners' associations. Takes effect on 9/1/25. *CAI TEXAS LAC's position: support.*

- **HB 431** – Cortez/Johnson – relating to the regulation by a POA of the installation of solar roof tiles. Takes effect immediately. *CAI Texas LAC's position: neutral.*

Some bills passed that included specific language to ensure that they do not override Property Owners Association rules or deed restrictions. Below is a list of bills that will not have direct impact on Community Associations but that may impact some developers, management companies, or residents who live in community associations. This is not an exhaustive list but reflects bills that CAI Texas LAC **monitored** throughout the 2025 legislative session

- **HB 24** by Orr/Hughes relating to procedures for changes to a zoning regulation or district boundary.
- **HB 2025** by Tepper/Hughes relating to the filing for record of plat, replat, or amended plat or replat of real property or a condominium.
- **HB 2464** by Hefner/Middleton relating to the authority of a municipality to regulate a home-based business.
- **HB 2842** by Zweiner/Perry relating to the control by lethal means of white-tailed deer in certain areas.
- **HB 3848** by Hernandez/Blanco relating to the electronic submission of inspection reports and filing fees for the inspection of elevators, escalators, and related equipment.
- **HB 3928** by Thompson/Nichols relating to providing notice of a vehicle towed to a vehicle storage facility by publication on a third-party internet website.
- **HB 4063** by Ordaz/Zaffirini relating to the filing and release of record of a unilateral memorandum or contract concerning residential property.
- **HB 4211** by Noble/Hughes relating to certain residential property interests controlled by certain entities.
- **SB 15** by Bettencourt/Gates relating to size and density requirements for residential lots in certain municipalities.
- **SB 29** by Hughes/Meyer relating to the formation, governance, and internal management of domestic entities. Effective Immediately.
- **SB 38** by Bettencourt/Button relating to the eviction from real property of certain persons not entitled to enter, occupy, or remain in position of the premises.
- **SB 541** by Kolkhorst/Hull relating to cottage food production operations.
- **SB 785** by Flores/Guillen relating to the regulation of new HUD-code manufactured housing.

- **SB 840** by Hughes/Hefner relating to certain municipal regulation of certain mixed-use and multifamily residential development projects and conversion of certain commercial buildings to mixed-use and multifamily residential occupancy.
- **SB 1119** by Hughes /Harris Davila relating to liability of a water park entity for injuries arising from certain activities. Effective immediately.
- **SB 1283** by Parker/Garcia Hernandez relating to resident safety from criminal activity in senior retirement communities.
- **SB 1333** by Hughes/Leach relating to the unauthorized entry, occupancy, sale, rental, lease, advertisement for sale, rental, or lease, or conveyance of real property, including the removal of certain unauthorized occupants of a dwelling; creating criminal offenses; increasing a criminal penalty' authorizing a fee.
- **SB 1547** by Zaffirini/Orr relating to fees charged by county clerks for certain property records.
- **SB 1567** by Bettencourt/Vasut relating to the authority of home-rule municipalities to regulate the occupancy of dwelling units.
- **SB 1734** by West/Bhojani relating to status of certain documents or instruments purporting to convey title to or an interest in real property. Effective on 9/1/25.
- **SB 2411** by Schwertner/Longoria relating to business organizations. Effective on 9/1/25.
- **SB 2835** by Johnson relating to municipal regulation of stairway requirements in certain apartment buildings.

One bill that CAI Texas LAC **supported** did not pass -- HB 3646 by Capriglione/Parker relating to the exemption from sales and use taxes for certain information provided by or on behalf of a homeowners' association.

Bills that did not pass

Every bill that CAI Texas LAC **opposed failed to pass.** This includes bill overriding POA authority with respect to the keeping of chickens (HB 294, HB 2013 and SB 141). Notably, CAI launched a call-to-action email campaign for HB 294, urging advocates to oppose the bill when it was being voted on by the full House, in response to which 153 messages were sent to 64 legislators by 149 advocates across Texas. A similar campaign was sent for HB 2013, which saw 568 messages sent to 90 legislators by 560 advocates. A final campaign for HB 2013 was sent when it was in the Senate Local Government Committee, which saw the full Committee receive 1,246 messages from 178 advocates across Texas.

Other bills that CAI Texas LAC **opposed** and which failed to pass include bills that capped assessments (SB 1935); restricted resale certificates (HB 2504; require POAs to file additional information with the Texas Real Estate Commission (SB 2586/HB 4447); require elections to fill a board vacancy (HB 1087/SB 704); bills addressing the display of signs and flags; a bill regarding the maintenance of common areas (HB 1812). In total, roughly 20 bills that CAI Texas LAC **opposed**, failed to pass during this legislative session.

CAI Texas LAC was at the table negotiating language on several important bills including language to improve SB 517 (passed) and SB 648 (failed to pass). Throughout March, April, and May, CAI Texas LAC volunteers were regularly present at the Capitol in Austin testifying before Committees of the House and Senate in support or in opposition to legislation.

CAI Texas LAC would like to thank many volunteers, particularly the members of the bill review committee and those who joined for weekly calls to review bills and discuss strategy. ***A heartfelt thank you to Bill Higgins, Clint Brown, John Krueger, Elizabeth Babin, Gregory Cagle, Brady Ortego, Nick Kortuna, Ben Price, and Jesus Azanza for the time, dedication, and their in-person presence at the capitol this session on behalf of CAI Texas LAC.***

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

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GET INVOLVED IN CAI TEXAS ADVOCACY EFFORTS!

Track TX Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Texas.

To support their efforts, visit caionline.org/lacdonate and select “Texas.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

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