

AN ACT

relating to the regulation of security measures by certain property owners' associations.

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

SECTION 1. Chapter 202, Property Code, is amended by adding Section 202.023 to read as follows:

Sec. 202.023. SECURITY MEASURES. (a) This section does not apply to:

(1) a condominium as defined by Section 81.002 or 82.003; or

(2) a master mixed-use property owners' association subject to Chapter 215.

(b) Except as provided by Subsection (c), a property owners' association may not adopt or enforce a restrictive covenant that prevents a property owner from building or installing security measures, including but not limited to a security camera, motion detector, or perimeter fence.

(c) This section does not prohibit a property owners' association from:

(1) prohibiting the installation of a security camera by a property owner in a place other than the property owner's private property; or

(2) regulating the type of fencing that a property owner may install.

1           SECTION 2. This Act takes effect immediately if it receives  
2 a vote of two-thirds of all the members elected to each house, as  
3 provided by Section 39, Article III, Texas Constitution. If this  
4 Act does not receive the vote necessary for immediate effect, this  
5 Act takes effect September 1, 2021.

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President of the Senate

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Speaker of the House

I certify that H.B. No. 3571 was passed by the House on April 30, 2021, by the following vote: Yeas 139, Nays 2, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 3571 on May 28, 2021, by the following vote: Yeas 144, Nays 0, 2 present, not voting.

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Chief Clerk of the House

I certify that H.B. No. 3571 was passed by the Senate, with amendments, on May 24, 2021, by the following vote: Yeas 28, Nays 2.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor