

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB 2800
Version:	FA1-A2
Request Number:	
Author:	Rep. Marti
Date:	3/27/2025
Impact:	\$0

Research Analysis

The second amendment to the floor substitute for HB 2800 eliminates the provision that prevents owners' associations from restricting property rentals.

HB 2800, as amended, outlines regulations for managing real estate developments, owners' associations, and related transactions. Managing entities must retain and provide access to recorded covenants, conditions, and restrictions (CCRs) within three business days of a request. Owners' associations must notify homeowners of updates to CCRs within five business days of adoption. Entities managing owners' associations must disclose individual fees, capped at \$175 per fee, and cannot charge homeowners for property condition reports.

Owners' associations must keep financial records and update them quarterly. Upon request by an owner, an owners' association must issue a statement detailing a homeowner's status concerning dues and assessments within five business days. An association may not charge more than \$50 per request. They must also clearly document their fee structure in the association's official documents. Furthermore, owners' associations must outline their fine schedules, update them annually, and notify homeowners of any related meetings.

The measure also allows a settlement service provider to charge for costs to obtain certified copies of CCRs referenced in a title insurance commitment from the county clerk.

Prepared By: Autumn Mathews

Fiscal Analysis

The amendment to the floor substitute for HB 2800 adds language regarding an exemption relating to applicability of the measure to certain persons. The amendment does not carry any fiscal impact or revenue considerations for the state, nor would it materially alter the prior fiscal impact statement. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

The FA1-A2 removes a provision that would have disallowed owners associations from passing certain restrictive covenants. This does not change the fiscal impact of the measure.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

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