

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB 2800
Version:	Introduced
Request Number:	12189
Author:	Rep. Marti
Date:	2/20/2025
Impact:	\$0

Research Analysis

HB 2800, as introduced, 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 72 hours 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.

Title companies must provide a letter from the owners association confirming a property's good standing before closing. Subsequent letters may incur a \$50 fee. Title companies must also include the latest CCRs and development restrictions in the title commitment, with a fee capped at \$150 for each request. Buyers may withdraw from a sale contract within five days of receiving CCRs or owners association financials.

Owners' associations cannot impose covenants that restrict fair economic use of properties, including rights related to rentals and in-home businesses. Additionally, owners' associations are required to issue quarterly letters to title companies confirming a homeowner's status concerning dues and assessments. 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.

Prepared By: Autumn Mathews

Fiscal Analysis

HB 2800 creates new law and amends existing law relating to real property. The language of the measure solely pertains to real estate and real estate transactions, and does not mandate any action or expenditure by a state agency. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

