BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	**HB 2800**
Version:	**POLREC**
Request Number:	**12828**
Author:	**Rep. Marti**
Date:	**3/6/2025**
Impact:	**$0**

Research Analysis

The policy committee recommendation for HB 2800 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.

Owners' associations cannot impose covenants that restrict fair economic use of properties, including rights related to rentals and in-home businesses. Owners' associations must keep financial records and update them quarterly. Upon request by an owner, an owners' association must issue a statement confirming a homeowner's status concerning dues and assessments within seven 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 policy committee recommendation to HB 2800 does not materially alter the prior fiscal impact statement. 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.