

**H.B. No. 3571**

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.**

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

\_\_\_\_\_  
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.

\_\_\_\_\_  
Secretary of the Senate

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

Date

\_\_\_\_\_  
Governor