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Legislative Committee Meeting



Downright Austin



February 6, 2025



2025 Legislative Committee Chairs



Mont McClendon

*Committee Chair,
McDougal Companies*



Crystal Moya

*Committee Vice Chair,
LUMA Residential*



TEXAS APARTMENT ASSOCIATION

2025 Sustainers

PLATINUM



GOLD



SILVER

CAMP Facility Services
Century Air Conditioning Supply
Comm-Fit
CORT
CSC Serviceworks
Cweren Law Firm, PLLC

Dixie Interiors
Entrata
Ferguson Facility Supply
FSI Construction
Gemstar Construction
Genesis

Green Mountain Energy
Guardian Construction
Impact Property Solutions
The Liberty Group
Redi Carpet
Rent.

RentDebt Automated Collections
Sherwin-Williams
Smart Apartment Data
Spherexx
Yardi
Zillow Rentals

BRONZE

AAA Plumbers
Airbnb
BANYAN Utility

Blue Moon Software
Foundation Specialists
Massey Services, Inc.

MRI Software
The Guarantors
WeDoTrash

Agenda



01 Welcome

02 Day at the Capitol Recap

03 TAA Priority Bill Update
and Legislative Overview

04 Property Tax
Discussion

05 New Business

All topics discussed during this meeting are to remain strictly confidential. This ensures a secure and open environment where all participants feel comfortable sharing candidly and contributing effectively.

TAA Priority Bill Update and Legislative Overview



Sandy Hoy

Texas Apartment Association



Kyle Jackson

Texas Apartment Association



TEXAS APARTMENT ASSOCIATION

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Bill Update



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**TAA Priority Bill Update:
Squatters/Eviction Reform**

LLT Bills:

SB 601 (West): Relating to mail fees charged to tenants of certain residential properties.

SB 759 (Cook): Relating to the disclosure of certain fees by a landlord.

HB 798 (Walle)/SB 882 (Cook): Relating to certain rights and duties of residential tenants and landlords.

HB 320 (Gervin-Hawkins): Relating to a residential landlord's and tenant's duties regarding the provision of certain information.

HB 577 (Bucy): Relating to the notice period for certain evictions.

LLT Bills:

HB 617 (Lopez): Relating to the prohibition of housing discrimination on the basis of veteran status and to the enforcement of that prohibition.

HB 2223 (Collier): Relating to eviction record sealing.

HB 1185 (Hinojosa): Relating to a landlord's notice to residential tenants regarding rent increases.

SB 340 (Eckhardt): Relating to screening applicants.

HB 1099 (Cole): Relating to requiring a LL to provide and maintain A/C.

LLT Bills:

HB 1369 (Jones)/ SB 948 (Johnson and others): Relating to the confidentiality of eviction information.

SB 485 (Alvarado): Relating to duties of care by LL's following a disaster.

HB 714 (Walle)/ SB 337 (Eckhardt): Relating to a tenant readiness program at TDHCA.

HB 438 (Rosenthal and others): Prohibiting rent increases for tax credit properties.

HB 1184 (Hinojosa): Prohibiting increasing amount of rent for a prospective tenant during application process.

Criminal Squatter Bills:

Relating to the unauthorized entry, occupancy, sale, rental, lease, advertisement for sale, rental, or lease, or conveyance of real property, including the removal of certain unauthorized occupants.

HB 414 (Wilson)

HB 1076 (Pierson)

HB 2105 (Spiller)

SB 465 (Campbell)

HB 2131 (Dean)

HFCs:

Relating to housing finance corporations.

HB 21/SB 867 (Gates/Bettencourt)

Foreign Land Ownership:

SB 307 (Kolkhorst): Relating to the purchase of or acquisition of title to real property by certain aliens or foreign entities.

HB 1849 (Hefner): Relating to the purchase of or acquisition of title to real property by certain aliens or foreign entities; creating a criminal offense.

Institutional Investors:

HB 287 (Davila): Relating to a study to be conducted by Texas A&M RERC regarding purchase and sale of homes by institutional investors.

SB 443 (Hinojosa): Prohibiting institutional investors.

Others:

SB 293 (Huffman): Relating to judicial conduct commission authority and judicial transparency.

HB 1528 (Gervin-Hawkins): Relating to the regulation of paraprofessionals.

HB 2232 (Vasut): Relating to the regulation by counties of build to rent communities and the regulation by certain counties of manufactured home rental communities.

Property Taxes

- Bills to **increase homestead exemptions** for the elderly, disabled, peace officers and veterans
- Bills to **lower homestead cap** from 10% to 2.5%
- Make the **circuit breaker permanent, extend it and/or lower it from 20%**

New Business

- ✓ *Litigation Update*

- ✓ *Tell us your stories!*

Submit your squatters/evictions process related stories to us via email at govtaffairs@taa.org.

- ✓ *Advocacy Insights:*

Advocacy Insights, a newly launched newsletter, highlights TAA's ongoing advocacy initiatives and efforts.



*Thank
You!*

Scan here or donate online
(member login required)



www.taa.org/advocacy/pac



Thank You

Meeting Adjourned



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