

- SUBJECT:** Brazoria County deed restrictions
- COMMITTEE:** Land and Resource Management — favorable, without amendment
- VOTE:** 9 ayes — Saunders, Mowery, Alexander, Combs, Hamric, Hilderbran, Howard, Krusee, B. Turner  
0 nays
- SENATE VOTE:** On final passage, February 13 — 27-0
- WITNESSES:** None
- BACKGROUND:** Residential deed restrictions are necessary in areas where zoning ordinances are not used to govern buildings. Houston uses such deed restrictions in lieu of zoning ordinances and some surrounding communities in Harris and Brazoria Counties do the same. A modification or renewal of a deed restriction must be approved by 100 percent of the property owners subject to the restriction. This requirement is lowered to 75 percent in Houston and Harris County.
- DIGEST:** SB 113 would allow deed restrictions enacted in Brazoria County to follow the same rules as Harris County for renewal or modification of deed restrictions.  
  
SB 113 would also make other conforming changes to the statute affecting deed restrictions.  
  
This bill would take immediate effect if approved by two-thirds of the membership of each house.
- NOTES:** HB 387 by Hochberg would allow deed restrictions in Harris County to be enforced in justice courts. HB 387 passed the House on May 9 and is scheduled for a public hearing in the Senate Jurisprudence Committee.