

Total Turf Works Explains Texas HOA Artificial Turf Rules Before the 2027 Legislative Session

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FORT WORTH, TX - November 20, 2026 -
Total Turf Works outlines what Texas law means for homeowners? association (HOA) rules on artificial turf ahead of the 90th Legislature?s regular session, which begins January 12, 2027. For Fort Worth homeowners considering backyard upgrades such as poolside artificial grass, the association?s landscaping rules can determine whether the project requires approval.

Homeowners wondering whether an HOA can ban artificial turf in Texas may find mixed answers online, so the statute itself is the best starting point.

Texas Property Code Section 202.007 bars associations from enforcing rules that ban or limit drought-resistant landscaping or water-conserving natural turf. Rules that violate this prohibition are void, though a narrow class of large associations is exempt.

Section 202.007 lets an HOA encourage or require water-conserving turf by limiting which varieties

homeowners can use in new plantings. For installations covered by the statute, an HOA may require a detailed description or plan and must act reasonably when deciding whether to approve the project and whether it fits with other landscaping in the subdivision.

HOAs subject to Section 202.007 can set yard maintenance standards as long as those standards allow turf or landscape designs that conserve water.

The statute?s wording refers to natural turf and does not name artificial turf. Whether an HOA can ban it in a particular community depends in part on the association?s governing documents and review process.

Section 202.008 took effect September 1, 2025. It limits HOA fines for violating covenants that require owners to plant or install grass or turf, require them to keep vegetation or turf green, or prohibit brown or discolored vegetation or turf.

A temporary drought-related restriction on residential watering qualifies if a city, water utility, or other water supplier imposes it and the restriction could reasonably cause vegetation or turf to discolor.

For properties subject to a qualifying watering restriction, the fine protection applies while the restriction is in effect and ends on the 60th day after it is lifted. Otherwise valid turf and vegetation covenants remain in effect during that period.

House Bill 2269, introduced during the 2025 regular session, would have barred HOAs from requiring owners to plant or install grass or turf or to maintain living grass or turf. It would have kept the existing natural turf language in Section 202.007. The bill did not advance out of committee.

The Legislature meets in regular session every other year. Pre-filing for the 2027 session opened November 9, 2026, and the general filing deadline is March 12, 2027. After that deadline, legislators need special permission to file most bills. The session is scheduled to end May 31, 2027.

Section 202.007 also covers composting, rain barrels, and efficient irrigation, though associations keep some authority over placement and appearance. The 2003 bill that created the section stated that its purpose was to bar covenants that undermine water conservation.

For Fort Worth homeowners, the association?s recorded declaration may contain the main landscaping restrictions. Separate architectural guidelines may clarify whether an artificial turf rule applies to the whole property or only to certain areas, such as yards visible from the street.

A general landscaping approval requirement may apply even when the guidelines contain no rule that names

artificial turf. Section 202.006 requires an association to file its governing documents in the county?s real property records before they take effect.

When the documents use broad terms such as ground cover, written clarification from the association can help homeowners understand which standards apply to artificial turf. This summary describes statutory wording and is not legal advice. Anyone facing a dispute over a rule can consult a Texas attorney who handles property owners? association law.

Total Turf Works provides artificial turf installation, cleaning, maintenance, and repair for residential and commercial properties in Fort Worth. Its projects include backyard lawns and dog yards.

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For more information about Total Turf Works, contact the company here:Total Turf WorksDiego Zometa+18172032655info@totalturfworks.netFort Worth and nearby Areas

Total Turf Works

Total Turf Works helps homeowners and businesses in Fort Worth replace tedious yard maintenance with attractive, maintenance-free artificial grass.

Website: https://www.totalturfworks.net/

Email: info@totalturfworks.net

Phone: +18172032655

