

TACO Legislative Report

Legislature: 86(R) - 2019
Bill List: TACO
Number of Bills: 20



[HB 2](#)

Author: Burrows | et al.

Sponsor:

Last Action:

04/15/2019 H Postponed

Caption Version:

House Committee Report

Caption:

Relating to ad valorem taxation; authorizing fees.

House Committee:

Ways & Means (Out)

Senate Committee:

N/A

Companion:

[SB 2](#) by Bettencourt | et al., Identical, 04/16/2019 H Received from the Senate

Property tax reform/relief



[HB 492](#)

Author: Shine | et al.

Sponsor:

Last Action:

04/16/2019 H Passed to engrossment

Caption Version:

House Committee Report

Caption:

Relating to a temporary local option exemption from ad valorem taxation of a portion of the appraised value of certain property damaged by a disaster.

House Committee:

Ways & Means (Out)

Senate Committee:

N/A

Companion:

[SB 1322](#) by Taylor | et al., Identical, 03/19/2019 S Left pending in committee

Property tax exemption for damages in natural disaster area. The ongoing effects of Hurricane Harvey have led to the suggestion that some taxing jurisdictions should have the ability to reappraise property destroyed by such a disaster in order to provide property tax relief to affected property owners. C.S.H.B. 492 seeks to address this issue by authorizing the governing body of a taxing unit to provide a property tax exemption for damaged property located in a disaster area



[HB 897](#)

Author: Ortega | et al.

Sponsor:

Last Action:

04/16/2019 H Comm. report sent to Local & Consent Calendar

Caption Version:

House Committee Report

Caption:

Relating to safety requirements for a person directly operating an amusement ride.

House Committee:

Insurance (Out)

Senate Committee:

N/A

Companion:

N/A

Amusement ride regulation age restriction for ride attendant operations. H.B. 897 amends the Occupations Code to require an amusement ride attendant, defined by the bill as a person directly operating an amusement ride, to be at least 16 years of age and trained in the proper use and operation of the amusement ride the attendant is operating. The bill prohibits such an attendant from directly operating an amusement ride while the attendant is directly and simultaneously operating another amusement ride or if operation by the attendant constitutes the offense of assembling or operating an amusement ride while intoxicated



[HB 970](#)

Author: Walle

Sponsor:

Last Action:

04/09/2019 H Left pending in committee

Caption Version:

Introduced

Caption:

Relating to notice requirements for leased residential property, manufactured home lots, or commercial property located in a flood zone.

House Committee:

Business & Industry (In)

Senate Committee:

N/A

Companion:

[SB 640](#) by Huffman, Identical, 03/01/2019 S Referred to Business & Commerce

notice of lease for RV's in flood zones.

Before signing a written lease agreement or entering into an oral lease agreement for a dwelling, manufactured home lot, or commercial property with a prospective tenant, a landlord or landlord's agent must provide the written notice described by Subsection (d) to the prospective tenant if any part of the following is located in a flood zone:

- (1) the dwelling, manufactured home lot, or commercial property, as applicable;
- (2) a building in which the dwelling or commercial property is located, as applicable;
- (3) the parking area that will be available to the prospective tenant or the tenant's guests or customers; or
- (4) if the leased property is a dwelling, the storage area for personal property that will be available to the prospective tenant.



[HB 1019](#)

Author: Muñoz, Jr.

Sponsor:

Last Action:

04/03/2019 H Comm. report sent to Local & Consent Calendar

Caption Version:

House Committee Report

Caption:

Relating to the authority of certain water districts to exercise the power of eminent domain.

House Committee:

Land & Resource Management (Out)

Senate Committee:

N/A

Companion:

N/A

Relating to the authority of certain water districts to exercise the power of eminent domain.

H.B. 1019 amends the Special District Local Laws Code to authorize the Hidalgo County Irrigation District Nos. 5, 6, and 16 and the Hidalgo County Municipal Utility District No. 1 to exercise

the power of eminent domain as provided by law applicable to the respective district on or after the 90th day after the date the district submits a letter of eminent domain authority to the comptroller of public accounts, which must be submitted not later than December 31, 2019, and in accordance with statutory provisions regarding the report and expiration of eminent domain authority of certain entities, other than the requirement that the letter be submitted by the date specified. This authorization is notwithstanding the expiration of the districts' authority to exercise the power of eminent domain under those provisions.



[HB 1140](#)

Author: King, Tracy O.

Sponsor:

Last Action:

04/05/2019 H Considered in Calendars

Caption Version:

House Committee Report

Caption:

Relating to fees for vehicles stored at vehicle storage facilities; authorizing fee increases and decreases; eliminating a fee; eliminating a minimum fee.

House Committee:

Licensing & Administrative Procedures (Out)

Senate Committee:

N/A

Companion:

N/A

Vehicle storage. C.S.H.B. 1140 amends the Occupations Code to set the daily storage fee at \$20 for a vehicle that is not longer than 25 feet stored at a vehicle storage facility or governmental vehicle storage facility. The bill removes the authorization for an operator of such a facility to charge an owner of a vehicle that is parked or stored at the facility a fee for the remediation, recovery, or capture of an environmental or biological hazard. C.S.H.B. 1140 provides for the increase or decrease, on January 1 of each even-numbered year, of the impoundment and storage fees imposed by a facility operator by an amount equal to the amount of the applicable fee in effect on December 31 of the previous year multiplied by the percentage increase or decrease in the Consumer Price Index for All Urban Consumers published by the U.S. Department of Labor's Bureau of Labor Statistics during the preceding state fiscal biennium. The bill requires the Texas Commission of Licensing and Regulation (TCLR), not later than November 1 of each odd-numbered year, to adjust the fees as such and publish the adjusted fees on the Texas Department of Licensing and Regulation website. The bill requires a facility operator to begin charging the adjusted fee amount on the effective date of any fee decrease and authorizes the operator to begin charging the adjusted fee at any time on or after the effective date of a fee increase.



[HB 1157](#)

Author: Bell, Cecil

Sponsor:

Last Action:

04/25/2019 H Scheduled for public hearing on 04//25/2019

Caption Version:

Introduced

Caption:

Relating to the acquisition of property by an entity with eminent domain authority.

House Committee:

Land & Resource Management (In)

Senate Committee:

N/A

Companion: N/A

Eminent domain.

After making an offer to which Subsection (a) applies, the entity shall disclose to the property owner any new, amended, or updated appraisal report produced or acquired by or on behalf of the entity after making the offer and used in determining the entity's opinion of value. A disclosure required by this subsection must be made not later than the earlier of:

- (1) the 10th day after the date the entity receives the appraisal report; or
- (2) the third business day before the date of a special commissioner's hearing if the appraisal report is to be used at the hearing.



[HB 1202](#)

Author: Collier | et al.

Sponsor:

Last Action: 04/11/2019 H Committee report sent to Calendars

Caption Version: House Committee Report

Caption: Relating to the prosecution of the criminal offense of theft of service.

House Committee: Criminal Jurisprudence (Out)

Senate Committee: N/A

Companion: N/A

theft of service on rental agreements. H.B. 1202 amends the Penal Code to exclude from the written rental agreements to which the offense for theft of service involving holding personal property under such an agreement beyond the expiration of the rental period applies an agreement that:

- permits an individual to use personal property for personal, family, or household purposes for an initial rental period;
- is automatically renewable with each payment after the initial rental period; and
- permits the individual to become the owner of the property.



[HB 2439](#)

Author: Phelan | et al.

Sponsor:

Last Action: 04/16/2019 H Committee report sent to Calendars

Caption Version: House Committee Report

Caption: Relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

House Committee: State Affairs (Out)

Senate Committee: N/A

Companion: [SB 1266](#) by Buckingham, Identical, 04/02/2019 S Left pending in committee

National model codes for commercial building There have been concerns raised regarding the elimination of consumer and builder choice in construction through overly restrictive local municipal zoning ordinances, building codes, design guidelines, and architectural standards. Critics argue that

these restrictive ordinances, codes, guidelines, and standards create monopolies, increase the cost of construction, and ultimately price thousands of Texans out of the housing market. C.S.H.B. 2439 seeks to address these concerns and eliminate the ability of a governmental entity to enact overly restrictive, vendor-driven building regulations.



[HB 3778](#)

Author: Button

Sponsor:

Last Action: 04/04/2019 H Left pending in committee

Caption Version: Introduced

Caption: Relating to regulation of short-term rental units; authorizing a civil penalty; limiting the amount of a fee.

House Committee: Urban Affairs (In)

Senate Committee: N/A

Companion: N/A

STR.

A municipality may adopt an ordinance regulating short-term rental units in accordance with this chapter, including an ordinance that prohibits:

- (1) the use of the unit to promote activities that are illegal under municipal or other law;
 - (2) the provision or management of the unit by a registered sex offender or any person having been convicted of a felony;
 - (3) the serving of food to a tenant unless the serving of food at the unit is otherwise authorized by municipal law;
 - (4) the rental of the unit to a person younger than 18 years of age; or
 - (5) the rental of the unit for less than 24 hours.
- (b) In regard to a short-term rental unit, a municipality may require:
- (1) a unit provider to:
 - (A) register and be issued a permit before renting the unit;
 - (B) designate an emergency contact responsible for responding to complaints regarding the unit;
 - (C) have the unit inspected on an annual basis by the local building code department or fire marshal, as applicable, to verify that the unit meets state and municipal requirements; and
 - (D) post the number of a permit issued by the municipality for the unit on every listing advertising the unit on a short-term rental unit listing service; and
 - (2) a unit provider or property manager on the provider's behalf to:
 - (A) maintain property and liability insurance for the unit in an amount equal to or greater than the amount required by the municipality; or
 - (B) provide proof that each short-term rental

unit listing service that lists the unit is maintaining property and liability insurance for the unit in an amount equal to or greater than the amount required by the municipality.



[HB 4246](#)

Author: Nevárez

Sponsor:

Last Action: 04/09/2019 H Left pending in committee

Caption Version: Introduced

Caption: Relating to nonsubmetered billing for water or wastewater service.

House Committee: Natural Resources (In)

Senate Committee: N/A

Companion: N/A

Submetering.

An owner, operator, or manager of an apartment house, manufactured home rental community, or multiple use facility who bills tenants for nonsubmetered master metered utility service may not charge a dwelling unit base charge of more than \$5.

Each municipally owned utility that bills for nonsubmetered master metered utility service shall make publicly available for each entity billed a statement that includes:

(1) a current copy of the municipally owned utility's rate structure applicable to the billed service; and

(2) a list of fees and charges applicable to the billed service.

(b) A municipally owned utility may not charge a dwelling unit base charge of more than \$5 for nonsubmetered master metered utility service. Notwithstanding Subchapter C, a person may appeal a charge that does not comply with this subsection by filing a petition with the utility commission. The utility commission shall hear the appeal de novo, and the municipality charging the fee has the burden of proof to establish that the fee complies with this subsection. The utility commission shall set the fees to be charged by the municipality in accordance with this subsection.



[SB 2](#)

Author: Bettencourt | et al.

Sponsor:

Last Action: 04/16/2019 H Received from the Senate

Caption Version: Engrossed

Caption: Relating to ad valorem taxation.

House Committee: N/A

Senate Committee: Property Tax (Out)

Companion: [HB 2](#) by Burrows | et al., Identical, 04/15/2019 H Postponed

Property tax reform/relief



[SB 161](#)

Author: Rodríguez

Sponsor:

Last Action: 02/01/2019 S Referred to Natural Resources & Economic Development
Caption Version: Introduced
Caption: Relating to authorization for a county or municipality to establish a local minimum wage.
House Committee: N/A
Senate Committee: Natural Resources & Economic Development (In)
Companion: [HB 328](#) by Ortega, Identical, 04/17/2019 H Scheduled for public hearing on . . .

Establishing a minimum local wage by municipality.

a municipality may adopt a minimum wage that is greater than the minimum wage established by Section 62.051 (federal minimum wage) to be paid by an employer to each employee for services performed in the municipality; and

(2) a county may adopt a minimum wage that is greater than the minimum wage established by Section 62.051 to be paid by an employer to each employee for services performed in the unincorporated areas of the county, including areas located within the extraterritorial jurisdiction of a municipality.



[SB 253](#)

Author: Rodríguez | et al.

Sponsor:

Last Action: 04/16/2019 S Not again placed on intent calendar
Caption Version: Senate Committee Report
Caption: Relating to expedited proceedings in cases involving dangerously damaged or deteriorated or substandard buildings or improvements in a municipality.
House Committee: N/A
Senate Committee: Intergovernmental Relations (Out)
Companion: [HB 36](#) by Ortega | et al., Identical, 04/16/2019 H Reported engrossed
removal of dangerous buildings in a municipality. Texas has substandard buildings that pose a danger to those who enter or are in proximity to the structure. Further, there is an increased risk of secondary effects, such as a potential increase in criminal activity and a detrimental to property values and overall quality of life. Currently, a property owner is able to prolong their litigation with a government entity, resulting in further detriment to their properties and increased risks to public welfare. In a recent case in El Paso, a case was litigated for more than six years after being appealed multiple times.

S.B. 253 would allow for court proceedings to be expedited to provide for enforcement actions against substandard properties to be taken in a more timely manner.



[SB 640](#)

Author: Huffman

Sponsor:

Last Action: 03/01/2019 S Referred to Business & Commerce
Caption Version: Introduced
Caption: Relating to notice requirements for leased residential property, manufactured home lots, or commercial property located in a flood zone.

House Committee: N/A
Senate Committee: Business & Commerce (In)
Companion: [HB 970](#) by Walle, Identical, 04/09/2019 H Left pending in committee
Flood plain



[SB 673](#)

Author: Campbell

Sponsor:

Last Action: 03/01/2019 S Referred to Education

Caption Version: Introduced

Caption: Relating to the scheduling of the first and last days of school for students by school districts.

House Committee: N/A

Senate Committee: Education (In)

Companion: [HB 233](#) by Krause | et al., Identical, 04/11/2019 H Reported favorably as substituted
[HB 2515](#) by Pacheco, Identical, 03/11/2019 H Referred to Public Education

school start date. Krause bill moves start date for all Districts of Innovation to a uniformed 3rd Monday in August. The bill also commits Charter schools to adhere to the new start date.



[SB 1472](#)

Author: Powell

Sponsor:

Last Action: 03/14/2019 S Referred to Business & Commerce

Caption Version: Introduced

Caption: Relating to the collection of state, municipal, and county hotel occupancy taxes by a short-term rental marketplace.

House Committee: N/A

Senate Committee: Business & Commerce (In)

Companion: [HB 3779](#) by Button, Identical, 03/19/2019 H Referred to Ways & Means
STR



[SB 2195](#)

Author: Lucio

Sponsor:

Last Action: 04/11/2019 S Considered in public hearing

Caption Version: Introduced

Caption: Relating to metering and billing requirements for certain apartment houses, manufactured homes, and recreational vehicles.

House Committee: N/A

Senate Committee: Business & Commerce (In)

Companion: N/A

Submetering/master meter for RV Parks, mfg home communities, apartments.

MIXED USE FACILITIES. Provides that this chapter applies to dwelling units and recreation vehicles that:

(1) are not separately metered; and (2) are located on a property that includes at least two of the following types of housing: apartment houses, manufactured homes, and recreational vehicles. Provides that a submetered dwelling unit is subject to the metering and billing requirements applicable to a dwelling unit under Subchapter B. Provides that a submetered recreational vehicle is subject to the metering and billing requirements applicable to a recreational vehicle under Subchapter C (Metering in Recreational Vehicle Parks). Provides that a dwelling unit or recreational vehicle that is not submetered is subject to the billing requirements of Subchapter D (Central System Utilities). Requires the PUC to adopt rules under which an owner of a property described by Section 184.0401(2) is authorized to install submetering equipment to fairly allocate the cost of electric energy consumption of each dwelling unit or recreational vehicle.