

# Some Random Bills

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## HB 1526

- ◇ Relating to parkland dedication for multifamily, hotel, and motel property development by certain municipalities; authorizing a fee
- ◇ Rep Cody Harris
- ◇ Effective Jan 1 2024
- ◇ Applies to municipalities over 800k in population
- ◇ Many cities in Texas require a developer to dedicate a portion of a development to parkland or pay a fee in lieu of, this bill...
  - ◇ Sets limits on size of land
  - ◇ Only can impose on multi-family, hotel or motel
  - ◇ No more than 10% of land
  - ◇ Calculation for fees is set
  - ◇ Requires us to provide, every ten years, average land value for designated areas (suburban, urban, CBD) set by the municipality
  - ◇ Expect a request some time in the beginning of 2024

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## HB 207

- ◇ Relating to concerns that rural Texans face difficulties when attempting to insure non-home equity cash-loan liens
- ◇ Rep. Murr
- ◇ Effective September 1, 2023
- ◇ Addressing the extreme reluctance of title insurers to insure these liens
  - ◇ These same difficulties are not faced by urban borrower and lenders
- ◇ The bill seeks to level the playing field

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## HB 207

- ◇ These liens are not a sham or pretended sale given:
  - ◇ The deed is recorded at least 30 days before the mortgage, trust deed, or other lien is granted
  - ◇ The individual does not reside on the parcel at the time of conveyance
  - ◇ The parcel is not contiguous to the parcel the individual resides
  - ◇ The deed conveying the parcel does not contain a condition of defeasance
  - ◇ The individual recorded and affidavit with the deed
- ◇ The bill sets the required form and content of the affidavit
- ◇ The individual may not claim a sham or pretended sale and may not abandon homestead rights

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## SB 818

- ◇ Relating to the disposition of real property interests by navigation districts and port authorities
- ◇ Senator Carol Alvarado
- ◇ Effective Sep 1 2023
- ◇ Currently very specific circumstances in which the Water Code allows a Nav District or Port Authority to convey property once the district decides it is no longer needed as part of a navigation project
  - ◇ Only sell or lease land
  - ◇ Must give public notice and go through a bidding process
- ◇ Bill allows all real property or an interest in, to be sold, exchanged or leased
- ◇ Also allows use restrictions on the development or use of land conveyed
- ◇ Has provisions for telecommunications and 'narrow strips' of real property

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## HB 2121

- ◇ Regarding the renditions for small businesses
- ◇ Rep. Springer
- ◇ Effective January 1, 2024
- ◇ Currently, Lawyers, property owners, & employees don't have to acquire a notary
- ◇ Adds:
  - ◇ Property with estimated value under \$500,000 used to produce income no longer must acquire a notary for annual reports
    - ◇ Testimony: TAPTP

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## HB 4057

- ◆ Relating to the inclusion of a property in a conservation district by certain municipalities
- ◆ Rep Mano Deayala - West Houston
- ◆ Effective Immediately
- ◆ Limited to pop 2 Million and above (Houston)
- ◆ City of Houston approved a Conservation District to 'protect six historic neighborhoods from gentrification'
- ◆ Usually have an opt out for Deed restrictions yet the created Conservation District provides none
- ◆ Bill will allow an opt out if requested within one year of establishment

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## Questions?

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