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
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

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
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

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
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

Questions?