

By: Gates

H.B. No. 4298

A BILL TO BE ENTITLED

AN ACT

relating to certain municipal requirements imposed on a landlord of a dwelling or a multiunit complex.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 214, Local Government Code, is amended by adding Section 214.908 to read as follows:

Sec. 214.908. LIMITATION ON CERTAIN MUNICIPAL LANDLORD REQUIREMENTS. (a) In this section:

(1) "Dwelling" has the meaning assigned by Section 92.001, Property Code.

(2) "Inspection fee" means a fee charged by a municipality that is related to an inspection of a multiunit complex or a dwelling unit in a multiunit complex. The term does not include an inspection fee related to a construction permit.

(3) "Landlord" and "multiunit complex" have the meanings assigned by Section 92.151, Property Code.

(4) "Rental license" means a license required by a municipality that authorizes a landlord to rent a dwelling. The term does not include a certificate of occupancy required for a newly built dwelling or multiunit complex.

(b) Notwithstanding any other law, a municipality may not adopt or enforce an ordinance that requires a landlord to:

(1) obtain a rental license to rent a dwelling;

(2) pay a change of address fee for the change of the

1 landlord's address; or

2 (3) pay annually total inspection fees of more than:

3 (A) \$200 for a multiunit complex with not more
4 than 300 dwelling units;

5 (B) \$400 for a multiunit complex with at least
6 301 dwelling units but not more than 500 dwelling units; or

7 (C) \$600 for a multiunit complex with 501
8 dwelling units or more.

9 SECTION 2. This Act takes effect September 1, 2023.