

By: Toth

H.B. No. 993

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the time for processing a municipal building permit
3 application.

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

5 SECTION 1. Section 214.904, Local Government Code, is
6 amended by amending Subsections (b) and (d) and adding Subsections
7 (e) and (f) to read as follows:

8 (b) Not later than the 45th day after the date an
9 application for a permit is submitted, the municipality must:

- 10 (1) grant or deny the permit;
- 11 (2) provide written notice to the applicant stating
12 the reasons why the municipality has been unable to grant or deny
13 the permit application in the time required by this subsection; or
- 14 (3) for a commercial building permit only, reach a
15 written agreement with the applicant providing for a deadline for
16 granting or denying the permit.

17 (d) If a municipality fails to comply with this section
18 [~~grant or deny a permit application in the time required by~~
19 ~~subsection (c) or by an agreement under Subsection (b)(3)]~~, the
20 municipality:

21 (1) may not collect any permit fees associated with
22 the application; and

23 (2) shall refund to the applicant any permit fees
24 associated with the application that have been collected.

1 (e) A municipality may not:

2 (1) deny a permit solely because the municipality is
3 unable to comply with this section; or

4 (2) require an applicant to waive the requirements of
5 this section.

6 (f) In this section, "commercial" has the meaning assigned
7 by Section [214.211](#).

8 SECTION 2. Section [214.904](#), Local Government Code, as
9 amended by this Act, applies only to a municipal building permit
10 application that is submitted on or after the effective date of this
11 Act. An application submitted before the effective date of this Act
12 is governed by the law in effect on the date the application was
13 submitted, and the former law is continued in effect for that
14 purpose.

15 SECTION 3. This Act takes effect September 1, 2025.