

By: Morales of Harris

H.B. No. 3953

A BILL TO BE ENTITLED

AN ACT

relating to a study by the broadband development office on Internet service for multiunit residential properties.

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

SECTION 1. DEFINITIONS. In this Act:

(1) "Broadband service" means Internet service with the capability of providing:

(A) a speed of not less than 100 megabits per second for a download;

(B) a speed of not less than 20 megabits per second for an upload; and

(C) a network round-trip latency of less than or equal to 100 milliseconds based on the 95th percentile of speed measurements.

(2) "Multiunit residential property" means improved real property with at least 75 dwelling units, including an apartment building or condominium. The term does not include a hotel, motel, single-family home, or duplex.

(3) "Office" means the broadband development office.

SECTION 2. STUDY ON BROADBAND ACCESS FOR MULTIUNIT RESIDENTIAL PROPERTIES. (a) The office shall conduct a study on the availability of access to Internet service for residents of multiunit residential properties in this state.

(b) The study must:

1 (1) identify areas that lack physical infrastructure
2 necessary for the provision of broadband service for multiunit
3 residential properties;

4 (2) compare:

5 (A) the number of broadband service providers
6 that serve multiunit residential properties in urban areas to the
7 number that serve single-family homes in urban areas; and

8 (B) average internet speeds available in urban
9 areas to multiunit residential properties and to single-family
10 homes;

11 (3) estimate the average cost of broadband service in
12 multiunit residential properties in urban areas;

13 (4) determine the percentage of multiunit residential
14 properties in urban areas that have access to Internet service
15 providers that are capable of providing reliable broadband service;

16 (5) assess Internet service downtime and consistency
17 of Internet speeds for multiunit residential properties;

18 (6) assess the availability and usage of broadband
19 affordability programs for multiunit residential properties in
20 urban areas;

21 (7) assess the effects for tenants of a multiunit
22 residential property of the property owner entering into an
23 exclusive contract with an Internet service provider for the entire
24 property, including effects on service costs;

25 (8) assess the effects of municipal regulations and an
26 absence of municipal regulations on broadband service
27 infrastructure deployment in areas with a high concentration of

1 multiunit residential properties; and

2 (9) where possible, include an assessment of whether
3 the factors described above differ in low-income areas and
4 higher-income areas.

5 SECTION 3. REPORT TO THE LEGISLATURE. Not later than
6 December 1, 2026, the office shall submit to the governor, the
7 lieutenant governor, the speaker of the house of representatives,
8 and each standing committee of the legislature with jurisdiction
9 over broadband service a report that includes the results of the
10 study and any recommendations of the office related to the study.

11 SECTION 4. EXPIRATION. This Act expires September 1, 2027.

12 SECTION 5. EFFECTIVE DATE. This Act takes effect September
13 1, 2025.