

By: Bell of Montgomery

H.B. No. 4494

A BILL TO BE ENTITLED

AN ACT

relating to county regulation of residential development.

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

SECTION 1. The heading to Chapter 232, Local Government Code, is amended to read as follows:

CHAPTER 232. COUNTY REGULATION OF RESIDENTIAL DEVELOPMENT

~~[SUBDIVISIONS]~~

SECTION 2. The heading to Subchapter A, Chapter 232, Local Government Code, is amended to read as follows:

SUBCHAPTER A. RESIDENTIAL DEVELOPMENT ~~[SUBDIVISION]~~ PLATTING

REQUIREMENTS IN GENERAL

SECTION 3. Subchapter A, Chapter 232, Local Government Code, is amended by adding Section 232.0011 to read as follows:

Sec. 232.0011. AUTHORITY TO REGULATE RESIDENTIAL DEVELOPMENT. (a) In this section, "residential development" means land developed for dwelling use. The term includes rental units, apartments, recreational vehicle parks, and trailer parks.

(b) For purposes of this subchapter, a county may regulate a residential development in the same manner as a subdivision.

SECTION 4. Section 232.007, Local Government Code, is repealed.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this

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1 Act does not receive the vote necessary for immediate effect, this

2 Act takes effect September 1, 2025.