

By: Gates, Tepper, Lalani, Dorazio,
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H.B. No. 4753

A BILL TO BE ENTITLED

AN ACT

relating to the municipal issuance of a document verifying that a
certificate of occupancy has been issued for certain buildings.

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 214.909 to read as follows:

Sec. 214.909. DOCUMENT VERIFYING CERTIFICATE OF OCCUPANCY.

(a) A municipality shall issue a document to the owner of a building
verifying that the municipality has issued an original certificate
of occupancy for the building if:

(1) the owner requests the document; and

(2) the municipality has a record of issuing the
original certificate of occupancy for the building.

(b) A municipality may not adopt or enforce an ordinance,
regulation, or other measure that requires the owner of a building
issued a document described by Subsection (a) for the building to
obtain or display the original certificate of occupancy for the
building.

(c) A municipality must allow the owner of a building to
display a document described by Subsection (a) issued for the
building in lieu of the building's original certificate of
occupancy.

SECTION 2. This Act takes effect immediately if it receives
a vote of two-thirds of all the members elected to each house, as

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1 provided by Section 39, Article III, Texas Constitution. If this
2 Act does not receive the vote necessary for immediate effect, this
3 Act takes effect September 1, 2025.