

By: Gates

H.B. No. 4753

A BILL TO BE ENTITLED

AN ACT

relating to regulation by a municipality of a certificate of occupancy.

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. REGULATION OF CERTIFICATES OF OCCUPANCY. (a) If a municipality has a record of issuing a certificate of occupancy, the municipality shall provide a document acknowledging that a certificate of occupancy has been issued by the municipality upon request by the owner of a building.

(b) A municipality may not adopt or enforce an ordinance, rule, or other measure that requires a person who requests and receives a document described by Subsection (a) to obtain or display an original certificate of occupancy.

(c) A municipality shall consider a document described by Subsection (a) sufficient to display in place of an 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 provided by Section [39](#), Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2025.