

By: Gervin-Hawkins

H.B. No. 5472

A BILL TO BE ENTITLED

AN ACT

relating to the transfer of certain state property from the Health and Human Services Commission to the Bexar County Board of Trustees for Mental Health Mental Retardation Services d/b/a The Center for Health Care Services.

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

SECTION 1. (a) In this section:

(1) "Center" means the Bexar County Board of Trustees for Mental Health Mental Retardation Services d/b/a The Center for Health Care Services.

(2) "Commission" means the Health and Human Services Commission.

(b) The commission may transfer to the center the real property described by Section 2 of this Act:

(1) including improvements to the property; and

(2) excluding the mineral interests in and under the property.

(c) Consideration for the transfer authorized by Subsection (b) of this section shall be in the form of an agreement between the commission and the center that requires the center to use the property in a manner that primarily promotes a public purpose of the state by using the property to provide community-based mental health or mental retardation services and to report to the commission not less than once every three months regarding the

center's use of the property. The construction, renovation, repair, or other maintenance of property described by Section 2 of this Act undertaken to facilitate the property's use to provide community-based mental health or mental retardation services is considered use of the property in the manner described by this subsection.

(d) If the center fails to use the property in the manner described by an agreement under Subsection (c) of this section for more than 365 continuous days, ownership of the property automatically reverts to the commission.

(e) The commission shall transfer the property by a deed that:

(1) is without warranties regarding covenants of title; and

(2) includes a provision that:

(A) requires the center to:

(i) use the property in a manner that primarily promotes a public purpose of the state by using the property to provide community-based mental health and mental retardation services; and

(ii) report to the commission not less than once every three months regarding the center's use of the property; and

(B) indicates that ownership of the property automatically reverts to the commission if the center fails to use the property in the manner described by Paragraph (A) of this subdivision for more than 365 continuous days.

(f) The state reserves:

(1) the state's interest in all oil, gas, and other minerals in and under the real property described by Section 2 of this Act;

(2) the state's right to remove from the real property described by Section 2 of this Act any oil, gas, and other minerals in and under the real property; and

(3) the state's right to grant a lease held by the state before a conveyance of real property described by Section 2 of this Act relating to the removal of oil, gas, and other minerals in and under the real property.

(g) Sections 533.084 and 533.087, Health and Safety Code, and Sections 31.1571 and 31.158, Natural Resources Code, do not apply to a transfer of real property authorized by this Act.

SECTION 2. The real property to which Section 1 of this Act applies is situated in Bexar County, Texas, and is described more particularly as follows:

Lots 34, and 35, Block 1, WOODLAKE, UNIT 7E, Bexar County, Texas, according to plat thereof recorded in Volume 9503, pages 151-152, Deed and Plat Records of Bexar County, Texas and more commonly known as 6718 Calm Lake Road, San Antonio, Texas 78244.

SECTION 3. 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.