

By: Campbell  
(Alders)

S.B. No. 2215

Substitute the following for S.B. No. 2215:

By: Gates

C.S.S.B. No. 2215

A BILL TO BE ENTITLED

AN ACT

relating to the enforcement against violations by a municipality of  
certain zoning laws.

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

SECTION 1. Chapter 211, Local Government Code, is amended  
by adding Subchapter D to read as follows:

SUBCHAPTER D. ENFORCEMENT

Sec. 211.101. ENFORCEMENT OF CHAPTER AGAINST MUNICIPALITY.

(a) A person affected or aggrieved by a municipality's violation of  
this chapter may bring an action against the municipality for  
mandamus or declaratory or injunctive relief.

(b) A municipality's governmental immunity from suit is  
waived in regard to an action under this section.

(c) A court may award court costs and reasonable and  
necessary attorney's fees to the prevailing party in an action  
under this section.

SECTION 2. Section 211.101, Local Government Code, as added  
by this Act, applies to a violation of Chapter 211, Local Government  
Code, that occurred before, on, or after the effective date of this  
Act except that a final judgment regarding a violation of Chapter  
211, Local Government Code, that existed on the effective date of  
this Act remains unaffected by this Act.

SECTION 3. This Act takes effect September 1, 2025.