

**LEGISLATIVE BUDGET BOARD**  
**Austin, Texas**

**FISCAL NOTE, 78TH LEGISLATIVE REGULAR SESSION**

**April 28, 2003**

**TO:** Honorable Frank Madla, Chair, Senate Committee on Intergovernmental Relations

**FROM:** John Keel, Director, Legislative Budget Board

**IN RE: SB991** by Armbrister (Relating to the application of certain municipal zoning regulations affecting the appearance of buildings or open spaces. ), **Committee Report 1st House, Substituted**

<b>No fiscal implication to the State is anticipated.</b>
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The bill would amend Chapter 211, Local Government Code, to prohibit for a period of time a municipality from applying a zoning regulation to the exterior appearance of a single-family house or the landscaping of a single-family residential lot if the regulation was adopted after the approval of the residential subdivision plat. In that circumstance, the zoning regulation may not be applied until the second anniversary of the later of the date the plat was approved or the date the municipality accepts the subdivision improvements offered for public dedication. These restrictions would not prevent a municipality from adopting and enforcing applicable building codes or from prohibiting use of building materials that have been proven to be inherently dangerous.

The bill would take effect September 1, 2003 and would apply only to a residential subdivision plat approved by a municipality on or after that date.

**Local Government Impact**

No significant fiscal implication to units of local government is anticipated.

**Source Agencies:**

**LBB Staff:** JK, DLBa