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S.B. No. 848

A BILL TO BE ENTITLED

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AN ACT

2 relating to the approval of certain permit applications by local
3 governments.

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

5 SECTION 1. Subdivision (1), Section 245.001, Local
6 Government Code, is amended to read as follows:

7 (1) "Permit" means a license, certificate, approval,
8 registration, consent, permit, contract or other agreement for the
9 construction or provision of utilities, or any other form of
10 authorization or condition precedent required by law, rule,
11 regulation, order, or ordinance that a person must obtain to
12 perform an action or initiate, continue, or complete a project for
13 which the permit is sought.

14 SECTION 2. Section 245.002, Local Government Code, is
15 amended by amending Subsection (a) and adding Subsection (a-1), to
16 read as follows:

17 (a) Each regulatory agency shall consider the approval,
18 disapproval, or conditional approval of an application for a permit
19 solely on the basis of any orders, regulations, ordinances, rules,
20 expiration dates, or other properly adopted requirements in effect
21 at the time:

22 (1) (1) the original application for the permit is filed
23 for review for any purpose, including review for administrative

1 completeness; or

2 (2) a plan for development of real property is filed
3 with a regulatory agency.

4 (a-1) Rights to which a permit applicant is entitled under
5 this chapter accrue on filing of an original application or plan of
6 development that gives the regulatory agency fair notice of the
7 project and the nature of the permit sought. An application or plan
8 is considered filed on the date the applicant delivers the
9 application or plan to the regulatory agency or deposits the
10 application or plan with the United States Postal Service by
11 certified mail addressed to the regulatory agency. A certified
12 mail receipt obtained by the applicant at the time of deposit is
13 prima facie evidence of the date the application or plan was
14 deposited with the United States Postal Service.

15 SECTION 3. This Act takes effect immediately if it receives
16 a vote of two-thirds of all the members elected to each house, as
17 provided by Section 39, Article III, Texas Constitution. If this
18 Act does not receive the vote necessary for immediate effect, this
19 Act takes effect September 1, 2005.