

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

**FISCAL NOTE, 79TH LEGISLATIVE REGULAR SESSION**

**March 4, 2005**

**TO:** Honorable Eddie Lucio, Jr., Chair, Senate Committee on International Relations & Trade

**FROM:** John S. O'Brien, Deputy Director, Legislative Budget Board

**IN RE: SB684** by Lucio (Relating to authorizing certain counties and municipalities to regulate land development; providing a penalty.), **As Introduced**

<b>No fiscal implication to the State is anticipated.</b>
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The bill would authorize counties within 50 miles of an international border and certain municipalities within those counties to regulate residential land development (for counties, in the unincorporated areas of the county and for municipalities, in the extraterritorial jurisdiction). Regulation authority would not apply if a tract of land is appraised as agricultural or open-spaced and would not apply to regulating commercial property that is uninhabitable. The county or municipality would be required to issue building permits for the applicable areas and would be authorized to charge a reasonable building permit fee. Fees collected would be deposited into the local government entity's general fund and could be used only for administering the building permit program.

The act of violating land development restrictions imposed by a county or municipality in the applicable areas would be a Class C misdemeanor. The bill would take effect immediately if it receives the required two-thirds vote in each house; otherwise, it would take effect September 1, 2005.

**Local Government Impact**

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

**Source Agencies:**

**LBB Staff:** JOB, CL, DLBa