

By: Fletcher

H.B. No. 2781

A BILL TO BE ENTITLED

AN ACT

relating to rainwater harvesting and other water conservation initiatives.

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

SECTION 1. Section 447.004(c-1), Government Code, is amended to read as follows:

(c-1) The procedural standards adopted under this section must require that:

(1) on-site reclaimed system technologies, including rainwater harvesting, condensate collection, or cooling tower blow down, or a combination of those system technologies, for potable and nonpotable indoor and outdoor water use [~~and landscape watering~~] be incorporated into the design and construction of:

(A) each new state building with a roof area measuring at least 10,000 square feet; and

(B) any other new state building for which the incorporation of such systems is feasible; and

(2) rainwater harvesting system technology for potable and nonpotable indoor and outdoor water use [~~and landscape watering~~] be incorporated into the design and construction of each new state building with a roof area measuring at least 50,000 square feet that is located in an area of this state in which the average annual rainfall is at least 20 inches.

SECTION 2. Section 341.042(b), Health and Safety Code, as

1 amended by Chapters 1311 (H.B. 3391) and 1240 (S.B. 1073), Acts of  
2 the 82nd Legislature, Regular Session, 2011, is reenacted and  
3 amended to read as follows:

4 (b) The commission by rule shall provide that if a structure  
5 ~~[is connected to a public water supply system and]~~ has a rainwater  
6 harvesting system ~~[for indoor use]~~, the structure must have  
7 appropriate cross-connection safeguards.

8 SECTION 3. Sections 341.042(b-1), (b-2), and (b-3), Health  
9 and Safety Code, as added by Chapter 1240 (S.B. 1073), Acts of the  
10 82nd Legislature, Regular Session, 2011, are amended to read as  
11 follows:

12 (b-1) A privately owned rainwater harvesting system with a  
13 capacity of more than 500 gallons that has an auxiliary water supply  
14 shall have a backflow prevention assembly installed at the storage  
15 facility for the harvested rainwater to ensure physical separation  
16 between the rainwater harvesting system and the auxiliary water  
17 supply. ~~[The commission shall work with the department to develop~~  
18 ~~rules regarding the installation and maintenance of rainwater~~  
19 ~~harvesting systems that are used for indoor potable purposes and~~  
20 ~~connected to a public water supply system. The rules must contain~~  
21 ~~criteria that are sufficient to ensure that:~~

22 ~~[(1) safe sanitary drinking water standards are met,~~  
23 ~~and~~

24 ~~[(2) harvested rainwater does not come into~~  
25 ~~communication with a public water supply system's drinking water at~~  
26 ~~a location off of the property on which the rainwater harvesting~~  
27 ~~system is located.]~~

1           (b-2) A person may not connect a rainwater harvesting system  
2 to a public drinking water supply system [~~who installs and~~  
3 ~~maintains rainwater harvesting systems that are connected to a~~  
4 ~~public water supply system and are used for potable purposes must be~~  
5 ~~licensed by the Texas State Board of Plumbing Examiners as a master~~  
6 ~~plumber or journeyman plumber and hold an endorsement issued by the~~  
7 ~~board as a water supply protection specialist~~].

8           (b-3) A person who intends to use [~~connect a rainwater~~  
9 ~~harvesting system to~~] a public water supply system as an auxiliary  
10 water supply [~~for use for potable purposes~~] must give written  
11 notice of that intention to the municipality in which the rainwater  
12 harvesting system is located or the owner or operator of the public  
13 water supply system [~~before connecting the rainwater harvesting~~  
14 ~~system to the public water supply system~~].

15           SECTION 4. Section 341.042(b-3), Health and Safety Code, as  
16 added by Chapter 1311 (H.B. 3391), Acts of the 82nd Legislature,  
17 Regular Session, 2011, is redesignated as Section 341.042(b-5),  
18 Health and Safety Code, to read as follows:

19           (b-5) [~~(b-3)~~] A municipality or the owner or operator of a  
20 public water supply system may not be held liable for any adverse  
21 health effects allegedly caused by the consumption of water  
22 collected by a rainwater harvesting system that is connected to a  
23 public water supply system and is used for potable purposes if the  
24 municipality or the public water supply system is in compliance  
25 with the sanitary standards for drinking water adopted by the  
26 commission and applicable to the municipality or public water  
27 supply system.

SECTION 5. Section 580.004(b), Local Government Code, is amended to read as follows:

(b) The Texas Water Development Board shall ensure that training on rainwater harvesting is available for the members of the permitting staffs of municipalities and counties at least quarterly. Each member of the permitting staff of each county and municipality located wholly or partly in an area designated by the Texas Commission on Environmental Quality as a priority groundwater management area under Section 35.008, Water Code, whose work relates directly to permits involving rainwater harvesting and each member of the permitting staff of each county and municipality with a population of more than 10,000 [~~100,000~~] whose work relates directly to permits involving rainwater harvesting must receive appropriate training regarding rainwater harvesting standards and their relation to permitting at least once every five years. Members of the permitting staffs of counties and municipalities not located wholly or partly in an area designated by the Texas Commission on Environmental Quality as a priority groundwater management area under Section 35.008, Water Code, whose work relates directly to permits involving rainwater harvesting and members of the permitting staffs of counties and municipalities with a population of 10,000 [~~100,000~~] or less whose work relates directly to permits involving rainwater harvesting are encouraged to receive the training. The Texas Water Development Board may provide appropriate training by seminars or by videotape or functionally similar and widely available media without cost.

SECTION 6. Section 5.008(b), Property Code, is amended to

1 read as follows:

2 (b) The notice must be executed and must, at a minimum, read  
3 substantially similar to the following:

4 SELLER'S DISCLOSURE NOTICE  
5 CONCERNING THE PROPERTY AT \_\_\_\_\_  
6 (Street Address and City)

7 THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF  
8 THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY  
9 SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR  
10 WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT  
11 A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

12 Seller \_\_\_ is \_\_\_ is not occupying the Property.

13 If unoccupied, how long since Seller has occupied the Property?

14 \_\_\_\_\_

15 1. The Property has the items checked below:

16 Write Yes (Y), No (N), or Unknown (U).

- |                        |                      |                    |
|------------------------|----------------------|--------------------|
| 17 ___ Range           | ___ Oven             | ___ Microwave      |
| 18 ___ Dishwasher      | ___ Trash Compactor  | ___ Disposal       |
| 19 ___ Washer/Dryer    | ___ Window           | ___ Rain Gutters   |
| 20 ___ Hookups         | ___ Screens          |                    |
| 21 ___ Security        | ___ Fire Detection   | ___ Intercom       |
| 22 ___ System          | ___ Equipment        | ___ System         |
| 23                     | ___ Smoke Detector   |                    |
| 24                     | ___ Smoke Detector - |                    |
| 25                     | ___ Hearing Impaired |                    |
| 26                     | ___ Carbon Monoxide  |                    |
| 27                     | ___ Alarm            |                    |
| 28                     | ___ Emergency Escape |                    |
| 29                     | ___ Ladder(s)        |                    |
| 30 ___ TV Antenna      | ___ Cable TV         | ___ Satellite      |
| 31                     | ___ Wiring           | ___ Dish           |
| 32 ___ Ceiling Fan(s)  | ___ Attic Fan(s)     | ___ Exhaust        |
| 33                     |                      | ___ Fan(s)         |
| 34 ___ Central A/C     | ___ Central Heating  | ___ Wall/Window    |
| 35                     |                      | ___ Air            |
| 36                     |                      | ___ Conditioning   |
| 37 ___ Plumbing System | ___ Septic System    | ___ Public Sewer   |
| 38                     |                      | ___ System         |
| 39 ___ Patio/Decking   | ___ Outdoor Grill    | ___ Fences         |
| 40 ___ Pool            | ___ Sauna            | ___ Spa            |
| 41                     |                      | ___ Hot Tub        |
| 42 ___ Pool Equipment  | ___ Pool Heater      | ___ Automatic Lawn |

			H.B. No. 2781
			Sprinkler
			System
1	___ Fireplace(s) &		___ Fireplace(s) &
2	Chimney		Chimney
3	(Woodburning)		(Mock)
4	___ Natural Gas Lines		___ Gas Fixtures
5	___ Liquid Propane Gas:	___ LP Community	___ LP on Property
6		(Captive)	
7	Garage: ___ Attached	___ Not Attached	___ Carport
8	Garage Door Opener(s):	___ Electronic	___ Control(s)
9	Water Heater:	___ Gas	___ Electric
10	Water Supply: ___ City	___ Well ___ MUD	___ Co-op
11	Roof Type: _____	Age: _____	(approx)

14 Are you (Seller) aware of any of the above items that are not in  
 15 working condition, that have known defects, or that are in need of  
 16 repair? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown.

17 If yes, then describe. (Attach additional sheets if necessary):  
 18 \_\_\_\_\_  
 19 \_\_\_\_\_

20 2. Does the property have working smoke detectors installed in  
 21 accordance with the smoke detector requirements of Chapter 766,  
 22 Health and Safety Code?\* \_\_\_ Yes \_\_\_ No \_\_\_ Unknown.

23 If the answer to the question above is no or unknown,  
 24 explain. (Attach additional sheets if necessary): \_\_\_\_\_  
 25 \_\_\_\_\_  
 26 \_\_\_\_\_

27 \*Chapter 766 of the Health and Safety Code requires  
 28 one-family or two-family dwellings to have working smoke detectors  
 29 installed in accordance with the requirements of the building code  
 30 in effect in the area in which the dwelling is located, including  
 31 performance, location, and power source requirements. If you do  
 32 not know the building code requirements in effect in your area, you  
 33 may check unknown above or contact your local building official for

1 more information. A buyer may require a seller to install smoke  
2 detectors for the hearing impaired if: (1) the buyer or a member of  
3 the buyer's family who will reside in the dwelling is hearing  
4 impaired; (2) the buyer gives the seller written evidence of the  
5 hearing impairment from a licensed physician; and (3) within 10  
6 days after the effective date, the buyer makes a written request for  
7 the seller to install smoke detectors for the hearing impaired and  
8 specifies the locations for installation. The parties may agree  
9 who will bear the cost of installing the smoke detectors and which  
10 brand of smoke detectors to install.

11 3. Are you (Seller) aware of any known defects/malfunctions in any  
12 of the following?

13 Write Yes (Y) if you are aware, write No (N) if you are not aware.

14 <input type="checkbox"/> Interior Walls	<input type="checkbox"/> Ceilings	<input type="checkbox"/> Floors
15 <input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Doors	<input type="checkbox"/> Windows
16 <input type="checkbox"/> Roof	<input type="checkbox"/> Foundation/ 17 Slab(s)	<input type="checkbox"/> Basement
18 <input type="checkbox"/> Walls/Fences	<input type="checkbox"/> Driveways	<input type="checkbox"/> Sidewalks
19 <input type="checkbox"/> Plumbing/Sewers/ 20 Septics	<input type="checkbox"/> Electrical Systems	<input type="checkbox"/> Lighting Fixtures

21 ☐ Other Structural Components (Describe): \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 If the answer to any of the above is yes, explain. (Attach  
25 additional sheets if necessary): \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

28 4. Are you (Seller) aware of any of the following conditions?

29 Write Yes (Y) if you are aware, write No (N) if you are not aware.

30 ☐ Active Termites ☐ Previous Structural

1	(includes	or Roof Repair
2	wood-destroying insects)	
3	<input type="checkbox"/> Termite or Wood Rot Damage	<input type="checkbox"/> Hazardous or Toxic Waste
4	Needing Repair	
5	<input type="checkbox"/> Previous Termite Damage	<input type="checkbox"/> Asbestos Components
6	<input type="checkbox"/> Previous Termite	<input type="checkbox"/> Urea formaldehyde
7	Treatment	<input type="checkbox"/> Insulation
8	<input type="checkbox"/> Previous Flooding	<input type="checkbox"/> Radon Gas
9	<input type="checkbox"/> Improper Drainage	<input type="checkbox"/> Lead Based Paint
10	<input type="checkbox"/> Water Penetration	<input type="checkbox"/> Aluminum Wiring
11	<input type="checkbox"/> Located in 100-Year	<input type="checkbox"/> Previous Fires
12	Floodplain	
13	<input type="checkbox"/> Present Flood Insurance	<input type="checkbox"/> Unplatted Easements
14	Coverage	
15	<input type="checkbox"/> Landfill, Settling, Soil	<input type="checkbox"/> Subsurface
16	Movement, Fault Lines	<input type="checkbox"/> Structure or Pits
17	<input type="checkbox"/> Single Blockable Main	<input type="checkbox"/> Previous Use of Premises
18	Drain in Pool/Hot	for Manufacture of
19	Tub/Spa*	Methamphetamine

20 If the answer to any of the above is yes, explain. (Attach  
 21 additional sheets if necessary): \_\_\_\_\_  
 22 \_\_\_\_\_  
 23 \_\_\_\_\_

24 \*A single blockable main drain may cause a suction entrapment  
 25 hazard for an individual.

26 5. Are you (Seller) aware of any item, equipment, or system in or  
 27 on the property that is in need of repair? ☐ Yes (if you are  
 28 aware) ☐ No (if you are not aware). If yes, explain (attach  
 29 additional sheets as necessary). \_\_\_\_\_

30 6. Are you (Seller) aware of any of the following?  
 31 Write Yes (Y) if you aware, write No (N) if you are not aware.

32 ☐ Room additions, structural modifications, or other  
 33 alterations or repairs made without necessary permits or not  
 34 in compliance with building codes in effect at that time.  
 35 ☐ Homeowners' Association or maintenance fees or assessments.  
 36 ☐ Any "common area" (facilities such as pools, tennis courts,  
 37 walkways, or other areas) co-owned in undivided interest with  
 38 others.  
 39 ☐ Any notices of violations of deed restrictions or  
 40 governmental ordinances affecting the condition or use of the  
 41 Property.



- 1    \_\_\_ Any lawsuits directly or indirectly affecting the Property.  
2    \_\_\_ Any condition on the Property which materially affects the  
3    physical health or safety of an individual.  
4    \_\_\_ Any rainwater harvesting system located on the property that  
5    is larger than 500 gallons and that uses a public water supply  
6    as an auxiliary water source ~~[connected to the property's~~  
7    ~~public water supply that is able to be used for indoor potable~~  
8    ~~purposes]~~.

9    If the answer to any of the above is yes, explain. (Attach  
10 additional sheets if necessary): \_\_\_\_\_

11 \_\_\_\_\_  
12 \_\_\_\_\_

13 7. If the property is located in a coastal area that is seaward of  
14 the Gulf Intracoastal Waterway or within 1,000 feet of the mean high  
15 tide bordering the Gulf of Mexico, the property may be subject to  
16 the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63,  
17 Natural Resources Code, respectively) and a beachfront  
18 construction certificate or dune protection permit may be required  
19 for repairs or improvements. Contact the local government with  
20 ordinance authority over construction adjacent to public beaches  
21 for more information.

22 \_\_\_\_\_  
23 Date Signature of Seller

24 The undersigned purchaser hereby acknowledges receipt of the  
25 foregoing notice.

26 \_\_\_\_\_  
27 Date Signature of Purchaser

28 SECTION 7. Not later than January 1, 2014, the Texas  
29 Commission on Environmental Quality shall adopt rules to implement  
30 Section 341.042, Health and Safety Code, as amended by this Act.

31 SECTION 8. Sections 341.042(b-1) and (b-2), Health and  
32 Safety Code, as added by Chapter 1311 (H.B. 3391), Acts of the 82nd

1 Legislature, Regular Session, 2011, are repealed.

2       SECTION 9. Section 5.008(b), Property Code, as amended by  
3 this Act, applies only to a transfer of property that occurs on or  
4 after the effective date of this Act. A transfer of property that  
5 occurs before the effective date of this Act is governed by the law  
6 applicable to the transfer immediately before that date, and the  
7 former law is continued in effect for that purpose. For the  
8 purposes of this section, a transfer of property occurs before the  
9 effective date of this Act if the contract binding the purchaser to  
10 purchase the property is executed before that date.

11       SECTION 10. This Act takes effect September 1, 2013.