

House Bill 7
Senate Amendments
Section-by-Section Analysis

HOUSE VERSION

Same as Senate version.

SECTION 1. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. TREE MITIGATION FEE CREDIT FOR PLANTED TREES.

(a) A municipality that imposes a tree mitigation fee for tree removal that is necessary for development or construction on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

SENATE VERSION (IE)

SECTION 1. Section 212.003(a), Local Government Code, is amended to read as follows: [Deleted by FA8(1)]

SECTION 2. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling;

or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

() A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground. [FA8(2)]

(b) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

CONFERENCE

House Bill 7
Senate Amendments
Section-by-Section Analysis

HOUSE VERSION

(b) An application for a credit under Subsection (a) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(c) For purposes of Subsection (b)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(d) The amount of a credit provided to a person under this section must be:

(1) applied in the same manner as the tree mitigation fee assessed against the person; and

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person.

SENATE VERSION (IE)

(c) An application for a credit under Subsection (b) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(d) For purposes of Subsection (c)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(e) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing or renovating the property not for use as the person's residence; or [FA8(3)]

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

CONFERENCE

House Bill 7
Senate Amendments
Section-by-Section Analysis

HOUSE VERSION

(e) As long as the municipality meets the requirement to provide a person a credit under Subsection (a), this section does not affect the ability of or require a municipality to determine:

(1) the size, number, and type of trees that must be planted to receive a credit under this section, except as provided by Subsection (b);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable; or

(3) the requirements for tree planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity.

(f) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 2. The changes in law made by this Act apply only to a tree mitigation fee assessed by a municipality on or after the effective date of this Act.

SECTION 3. This Act takes effect December 1, 2017.

SENATE VERSION (IE)

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(f) As long as the municipality meets the requirement to provide a person a credit under Subsection (b), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (c);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee. [FA8(4)]

(g) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property. [FA8(5)]

(h) [Deleted by FA8(6)]

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 3. Same as House version.

SECTION 4. Same as House version.

CONFERENCE