

BILL ANALYSIS

H.B. 890
By: Geren
Defense & Veterans' Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Interested parties contend that purchasers of residential real property have insufficient means by which to learn of any potential high-volume or other sustained military operations impacting the property due to proximity to a military installation. H.B. 890 seeks to ensure that purchasers are notified that the property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations and are directed to websites on which to find related information.

CRIMINAL JUSTICE IMPACT

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

H.B. 890 amends the Local Government Code to require a county and any municipality in which a military installation is located to work closely with the military installation as necessary to ensure that the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study applicable to each military installation or a link to that information is publicly available on the local governmental entity's website.

H.B. 890 amends the Property Code to include among the required contents of the notice disclosing property conditions given by a seller of certain residential real property to the purchaser of the property notice that the property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations and that information relating to such zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the military installation's website and on the website of the county and any municipality in which the military installation is located.

EFFECTIVE DATE

September 1, 2017.