1-1 By: Larson, et al. (Senate Sponsor - Perry)
H.B. No. 31
1-2 (In the Senate - Received from the House April 26, 2017;
1-3 May 15, 2017, read first time and referred to Committee on
1-4 Agriculture, Water & Rural Affairs; May 19, 2017, reported
1-5 adversely, with favorable Committee Substitute by the following
1-6 vote: Yeas 5, Nays 0; May 19, 2017, sent to printer.)

1-7 COMMITTEE VOTE

1-8		Yea	Nay	Absent	PNV
1-9	Perry	X			
1-10	Rodriguez	X			
1-11	Creighton			X	
1-12	Hall	X			
1-13	Hinojosa	Х			
1-14	Kolkhorst			X	
1-15	Miles	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 31

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By: Perry

1-17 A BILL TO BE ENTITLED AN ACT

1-19 relating to the regulation of groundwater.

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

SECTION 1. Section 35.018(b), Water Code, is amended to read as follows:

(b) The report must include:

- (1) the names and locations of all priority groundwater management areas and districts created or attempted to be created on or after November 5, 1985, the effective date of Chapter 133 (H.B. No. 2), Acts of the 69th Legislature, Regular Session, 1985;
- (2) the authority under which each priority groundwater management area and district was proposed for creation;
- (3) a detailed analysis of each election held to confirm the creation of a district, including analysis of election results, possible reasons for the success or failure to confirm the creation of a district, and the possibility for future voter approval of districts in areas in which attempts to create districts failed;
- (4) a detailed analysis of the activities of each district created, including those districts which are implementing management plans certified under Section 36.1072;
- (5) a report on [audits performed on districts under Section 36.302 and] remedial actions taken under Section 36.303;
- (6) recommendations for changes in this chapter and Chapter 36 that will facilitate the creation of priority groundwater management areas and the creation and operation of districts;
- (7) a report on educational efforts in newly designated priority groundwater management areas; and
- (8) any other information and recommendations that the commission considers relevant.
- SECTION 2. Sections 36.001(2) and (7), Water Code, are amended to read as follows:
- (2) "Commission" means the Texas [Natural Resource Conservation] Commission on Environmental Quality or its successor.
- (7) "Subdivision of a groundwater reservoir" means a definable part of a groundwater reservoir in which the groundwater supply will not be appreciably affected by withdrawing water from any other part of the reservoir, as indicated by known geological and hydrological conditions and relationships [and on foreseeable economic development] at the time the subdivision is designated or

2-1 altered.

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SECTION 3. Sections 36.002(a) and (b), Water Code, are amended to read as follows:

- (a)  $\underline{A}$  [The legislature recognizes that a] landowner owns the groundwater below the surface of the landowner's land as real property.
- (b) The groundwater ownership and rights described by this section entitle the landowner, including a landowner's lessees, heirs, or assigns, to:
- (1) drill for and produce the groundwater below the surface of real property, subject to Subsection (d), without causing waste or malicious drainage of other property or negligently causing subsidence; [and]
- (2) the right to use groundwater for a beneficial use without causing waste; and
- (3) [have] any other right recognized under common law.

SECTION 4. Section 36.020(a), Water Code, is amended to read as follows:

(a) At an election to create a district, the temporary directors may include a proposition for the issuance of bonds or notes, the levy of taxes to retire all or part of the bonds or notes, and the levy of a maintenance tax. The maintenance tax rate may not exceed  $\underline{37.5}$  [50] cents on each \$100 of assessed valuation.

 $\overline{\text{SECTION 5.}}$  Section 36.061(b), Water Code, is amended to read as follows:

(b) The state auditor may <u>conduct a financial</u> audit [<del>the records</del>] of any district if the state auditor determines that the audit is necessary.

SECTION 6. Section 36.062, Water Code, is amended to read as follows:

- Sec. 36.062. OFFICES AND MEETING PLACES. (a) The board shall designate from time to time and maintain one or more regular offices for conducting the business of the district and maintaining the records of the district. Such offices must be reasonably accessible to members of the public who reside in the district and may be located either inside or outside the district's boundaries as determined in the discretion of the board.
- (b) The board shall designate one or more places <u>reasonably</u> accessible to members of the public who reside in the <u>district</u> inside or outside the district for conducting the meetings of the board.

SECTION 7. Section 36.101(c), Water Code, is amended to read as follows:

(c) The board shall compile its rules and make them available for use and inspection at <u>each of</u> the district's <u>offices</u> [ $\frac{\text{principal office}}{\text{office}}$ ].

SECTION 8. Sections 36.1071(e) and (f), Water Code, are amended to read as follows:

- (e) In the management plan described under Subsection (a), the district shall:
- (1) identify the performance standards and management objectives under which the district will operate to achieve the management goals identified under Subsection (a);
- (2) specify, in as much detail as possible, the actions, procedures, performance, and avoidance that are or may be necessary to effect the plan, including specifications and proposed rules; and

(3) include estimates of the following:

- (A) modeled available groundwater in the district based on the desired future condition established under Section 36.108;
- (B) the amount of groundwater being used within the district on an annual basis;
- (C) the annual amount of recharge from precipitation, if any, to the groundwater resources within the district;
- 2-68 (D) for each aquifer, the  $\underline{\text{estimated}}$  annual volume 2-69 of water that discharges:

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(i) from the aquifer to springs and any surface water bodies, including lakes, streams, and rivers; and (ii) through evaporation or transpiration;

3-4 <u>and</u> 3-5

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(E) the annual volume of <u>lateral and vertical</u> flow into and out of the district within each aquifer and between aquifers in the district[, if a groundwater availability model is available;

[(F) the projected surface water supply in the district according to the most recently adopted state water plan; and

[(G) the projected total demand for water in the district according to the most recently adopted state water plan; and

 $[\frac{(4) \ \text{consider} \ \text{the} \ \text{water} \ \text{supply} \ \text{needs} \ \text{and} \ \text{water}}{\text{management strategies included in the adopted state water plan}}].$ 

(f) The district shall adopt rules necessary to implement the management plan. Prior to the development of the management plan and its approval under Section 36.1072, the district may not adopt rules other than rules pertaining to the registration and interim permitting of new and existing wells and rules governing spacing and procedure before the district's board; however, the district may not adopt any rules limiting the production of wells, except rules requiring that groundwater produced from a well be put to a nonwasteful, beneficial use. A newly created [The] district may accept applications for permits under Section 36.113, provided the district does not act on any such application until the district's initial management plan is approved as provided in Section 36.1072.

SECTION 9. Section 36.1072(f), Water Code, is amended to read as follows:

(f) If the executive administrator does not approve the district's management plan, the executive administrator shall provide to the district, in writing, the reasons for the action. Not later than the 180th day after the date a district receives notice that its management plan has not been approved, the district may submit a revised management plan for review and approval. The executive administrator's decision may be appealed to the development board. If the development board decides not to approve the district's management plan on appeal, the district may request that the conflict be mediated. The district and the board may seek the assistance of the Center for Public Policy Dispute Resolution at The University of Texas School of Law or an alternative dispute resolution system established under Chapter 152, Civil Practice and Remedies Code, in obtaining a qualified impartial third party to mediate the conflict. The cost of the mediation services must be specified in the agreement between the parties and the Center for Public Policy Dispute Resolution or the alternative dispute resolution system. If the parties do not resolve the conflict through mediation, the decision of the development board not to approve the district's management plan may be appealed to a district court in Travis County. Costs for the appeal shall be set by the court hearing the appeal. An appeal under this subsection is by trial de novo. The commission shall not take enforcement action against a district under Subchapter I until the latest of the expiration of the 180-day period, the date the development board has taken final action withholding approval of a revised management plan, the date the mediation is completed, or the date a final judgment upholding the board's decision is entered by a district court. An enforcement action may not be taken against a district by the commission [or the state auditor] under Subchapter I because the district's management plan and the approved regional water plan are in conflict while the parties are attempting to resolve the conflict before the development board, in mediation, or in court. Rules of the district continue in full force and effect until all appeals under this subsection have been exhausted and the final judgment is adverse to the district.

SECTION 10. Section 36.108(d), Water Code, is amended to read as follows:

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- (d) Not later than September 1, 2010, and every five years thereafter, the districts shall consider groundwater monitoring data, groundwater availability models, and other data or information for the management area and shall propose for adoption desired future conditions for the relevant aquifers within the management area. Before voting on the proposed desired future conditions of the aquifers under Subsection (d-2), the districts shall consider:
- (1) aquifer uses or conditions within the management area, including conditions that differ substantially from one geographic area to another;
- (2) the water supply needs and water management strategies included in the state water plan;
- (3) hydrological conditions, including for each aquifer in the management area the total estimated recoverable storage as provided by the executive administrator, and the average annual recharge, inflows, and discharge;
- (4) other environmental impacts, including impacts on spring flow and other interactions between groundwater and surface water;
  - (5) the impact on subsidence;

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- (6) socioeconomic impacts reasonably expected to occur;
- (7) the impact on the interests and rights in private property, including ownership and the rights of management area landowners and their lessees and assigns in groundwater as recognized under Section 36.002;
- (8) the feasibility of achieving the desired future condition and the degree to which any previously adopted desired future condition is being achieved; and
- (9) any other information relevant to the specific desired future conditions.

SECTION 11. Section 36.113, Water Code, is amended by amending Subsections (c) and (d) and adding Subsection (d-1) to read as follows:

- (c) A district may require that <u>only</u> the following be included in the permit or permit amendment application, as applicable under the rules of the district:
- (1) the name and mailing address of the applicant and the owner of the land on which the well will be located;
- (2) if the applicant is other than the owner of the property, documentation establishing the applicable authority to construct and operate a well for the proposed use;
- (3) a statement of the nature and purpose of the proposed use and the amount of water to be used for each purpose;
- (4) a water conservation plan or a declaration that the applicant will comply with the district's management plan;
- (5) the location of each well and the estimated rate at which water will be withdrawn;
- (6) a water well closure plan or a declaration that the applicant will comply with well plugging guidelines and report closure to the commission; [and]
  - (7) a drought contingency plan; and
  - (8) other information:
- (A) included in a rule of the district in effect on the date the application is submitted that specifies what information must be included in an application for a determination of administrative completeness; and
- (B) reasonably related to an issue that a district is authorized to consider under this chapter.
- district is authorized to consider under this chapter.

  (d) This subsection does not apply to the renewal of an operating permit issued under Section 36.1145. Before granting or denying a permit, or a permit amendment issued in accordance with Section 36.1146, the district shall consider whether:
- Section 36.1146, the district shall consider whether:

  (1) the application conforms to the requirements prescribed by this chapter and is accompanied by the prescribed fees;
  - (2) the proposed use of water unreasonably affects:

    (A) existing groundwater and surface water

resources; [<del>or</del>]

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existing permit holders; or 5-2 (B) exempt from the 5-3 (C) registered wells that are 5-4 obtain a permit under this chapter or district requirement to 5**-**5 rules;

- (3)the proposed use of water is dedicated to any beneficial use;
- (4)the proposed use of water is consistent with the district's approved management plan;
- (5) if the well will be located in the Hill Country Priority Groundwater Management Area, the proposed use of water from the well is wholly or partly to provide water to a pond, lake, or reservoir to enhance the appearance of the landscape;
- (6) the applicant has agreed to avoid waste and achieve water conservation; and
- (7) the applicant has agreed that reasonable diligence will be used to protect groundwater quality and that the applicant will follow well plugging guidelines at the time of well closure.
- (d-1) The district's consideration of the effect the proposed use of water has on a registered well described by Subsection (d)(2)(C) does not affect the registered well's permit exemption under this chapter or district rules.

Section 36.114(h), Water Code, is amended to SECTION 12. read as follows:

(h) An <u>application is</u> administratively complete if <u>contains the [application requires</u>] information set forth <u>under</u> accordance with Sections 36.113 and 36.1131. A district may not require that additional information be included in an application for a determination of administrative completeness.

SECTION 13. Subchapter D, Chapter 36, Wa amended by adding Section 36.1147 to read as follows: Water

Sec. 36.1147. LIMITATION ON APPLICABILITY OF RULES. The rules of a district in effect on the date an application for a permit or a permit amendment is submitted to the district are the only district rules that may govern the district's decision to grant or deny the application.

SECTION 14. The heading to Section 36.122, Water Code, is

amended to read as follows:

Sec. 36.122. EXPORT [TRANSFER] OF GROUNDWATER OUT OF DISTRICT.

SECTION 15. Section 36.122, Water Code, is amended by amending Subsections (a), (b), (c), (d), (f), and (k) and adding Subsections (f-1) and (f-2) to read as follows:

- (a) This section applies to  $[\frac{1}{4}]$  an application for a permit or an amendment to a permit under Section 36.113 that proposes the export  $[\frac{1}{4}]$  of groundwater for use outside of a district's boundaries[, the district may also consider the provisions of this section in determining whether to grant or deny the permit or permit amendment].
- (b) A district may promulgate rules requiring a person to obtain an operating [a] permit or an amendment to an operating [a] permit under Section 36.113 from the district to produce and export [<del>for the transfer of</del>] groundwater. A district may not require a separate permit for the export of groundwater for use outside [out] of the district [to:
- [(1) increase, on or after March 2, 1997, the amount of to be transferred under a continuing arrangement in effect before that date; or

[(2) transfer groundwater out of the district on after March 2, 1997, under a new arrangement].

- (c) Except as provided in Subsection (e) [<del>Section</del> 36.113(e)], the district may not impose more restrictive permit conditions on exporters [transporters] than the district imposes on [existing] in-district users. A district may not deny a permit solely because the applicant intends to export groundwater for use outside of the district.
- (d) The district may impose a reasonable fee for processing an application under this section. The fee may not exceed fees that the district imposes for processing other applications under

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Section 36.113. An application filed <u>under</u> [to comply with] this section shall be considered and processed under the same procedures as other applications for permits under Section 36.113 [and shall be combined with applications filed to obtain a permit for in-district water use under Section 36.113 from the same applicant].

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- (f) In reviewing a proposed transfer of groundwater out of the district, the district shall consider:
- (1) the availability of water in the district [and in the proposed receiving area] during the period for which the water supply is requested; and
- (2) the projected effect of the proposed transfer on aquifer conditions, depletion, subsidence, or effects on existing permit holders or other groundwater users within the district[; and
- [(3) the approved regional water plan and approved district management plan].
- (f-1) A term for a permit issued under this section that existed on May 29, 2017, shall automatically be extended on or before its expiration:
- (1) to a term that is not shorter than the term of an operating permit for the production of water to be exported that is in effect at the time of the extension; and
- (2) for each additional term for which that operating permit for production is renewed under Section 36.1145 or remains in effect under Section 36.1146.
- in effect under Section 36.1146.

  (f-2) A term automatically extended under Subsection (f-1) continues to be subject to conditions contained in the permit as issued before the automatic extension.
- (k) A [Notwithstanding the period specified in Subsections (i) and (j) during which water may be transferred under a permit, a] district may periodically review the amount of water that may be transferred under the permit and may limit the amount if additional factors considered in Subsection (f) warrant the limitation, subject to Subsection (c). The review described by this subsection may take place not more frequently than the period provided for the review or renewal of regular permits issued by the district. In its determination of whether to renew a permit issued under this section, the district shall consider relevant and current data for the conservation of groundwater resources and shall consider the permit in the same manner it would consider any other permit in the district.

SECTION 16. Section 36.201(b), Water Code, is amended to read as follows:

(b) The board may annually levy taxes to pay the maintenance and operating expenses of the district at a rate not to exceed 37.5 [50] cents on each \$100 of assessed valuation.

SECTION 17. Section 36.303(a), Water Code, is amended to read as follows:

- (a) If Section 36.301 or  $[-\tau]$  36.3011  $[-\tau]$  applies, the commission, after notice and hearing in accordance with Chapter 2001, Government Code, shall take action the commission considers appropriate, including:
- (1) issuing an order requiring the district to take certain actions or to refrain from taking certain actions;
- (2) dissolving the board in accordance with Sections 36.305 and 36.307 and calling an election for the purpose of electing a new board;
- (3) requesting the attorney general to bring suit for the appointment of a receiver to collect the assets and carry on the business of the groundwater conservation district; or
- (4) dissolving the district in accordance with Sections 36.304, 36.305, and 36.308.

SECTION 18. Sections 36.4051(a) and (d), Water Code, are amended to read as follows:

- (a) The board may take action on any uncontested application at a properly noticed public meeting held at any time after the public hearing at which the application is scheduled to be heard. The board may issue a written order to:
  - (1) grant the application;

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(2) grant the application with special conditions provided that the applicant agrees to the conditions before the <u>issuance of the order</u>; or
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(3) deny the application.

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7**-**68 7**-**69 (d) An applicant may, not later than the 20th day after the date the board issues an order granting or denying the application, demand a contested case hearing [if the order:

[(1) includes special conditions that were not part of the application as finally submitted; or

[(2) grants a maximum amount of groundwater production that is less than the amount requested in the application].

SECTION 19. Chapter 36, Water Code, is amended by adding Subchapter M-1 to read as follows:

SUBCHAPTER M-1. MORATORIUM ON ISSUING PERMIT

Sec. 36.426. PROCEDURE FOR ADOPTING MORATORIUM. A district may not adopt a moratorium on the issuance of a permit or permit amendment unless the district:

(1) complies with the notice and hearing procedures prescribed by Section 36.427; and

(2) makes written findings supporting the district's determination regarding the issuance, including the district's justification for imposing the moratorium, if applicable.

Sec. 36.427. NOTICE AND PUBLIC HEARING REQUIREMENTS. (a) A district may impose a moratorium on the issuance of a permit or permit amendment only after the district conducts a public hearing as provided by this section. The public hearing must provide residents of the district and other affected parties an opportunity to be heard.

(b) The district shall publish notice of the date, time, and place of the hearing in a newspaper of general circulation in the district on or before the fourth day before the date of the hearing.

(c) During the period beginning on the fifth business day after the date a notice is published under Subsection (b) and ending on the date the district makes its determination under Subsection (d), a temporary moratorium is imposed. During that period, a district may stop issuing permits or permit amendments.

(d) Not later than the 12th day after the date of the public hearing, the district shall make a final determination on whether to impose the moratorium and shall issue written findings supporting the district's determination, including the district's justification for imposing the moratorium, if applicable.

Sec. 36.428. EXPIRATION OF MORATORIUM; EXTENSION

Sec. 36.428. EXPIRATION OF MORATORIUM; EXTENSION PROHIBITED. A moratorium imposed under this subchapter expires on the 90th day after the date the district makes its determination under Section 36.427(d) to impose the moratorium. The district may not extend a moratorium imposed under this subchapter.

SECTION 20. Section 8824.101, Special District Local Laws Code, is amended to read as follows:

Sec. 8824.101. RESTRICTIONS ON GENERAL POWERS. <u>Section</u> [Sections] 36.103 [and 36.104], Water Code, does [do] not apply to the district.

SECTION 21. Section 8833.102, Special District Local Laws Code, is amended to read as follows:

Sec. 8833.102. LIMITATIONS ON DISTRICT POWERS. The district may not impose:

(1) a tax; [<del>or</del>]

(2) a fee on a well used exclusively for domestic or livestock watering purposes; or

(3) production fees for an annual period greater than \$1 per acre-foot for water used for agricultural use or 17 cents per thousand gallons for water used for any other purpose.

SECTION 22. Section 11, Chapter 1321, Acts of the 77th

SECTION 22. Section 11, Chapter 1321, Acts of the 77th Legislature, Regular Session, 2001, is amended by adding Subsection (b-1) to read as follows:

(b-1) The district may not assess production fees for an annual period greater than \$1 per acre-foot for water used for agricultural use or 17 cents per thousand gallons for water used for any other purpose.

SECTION 23. The following provisions of the Water Code are

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8-1
      repealed:
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                   (1)
                         Section 36.001(31), as added by Chapter 415 (H.B.
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      2767), Acts of the 84th Legislature, Regular Session, 2015;
                   (2)
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                         Section 36.104;
                         Section 36.1072(g);
Section 36.108(d-5);
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                   (3)
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                   (5)
                         Sections 36.122(i), (j), (1), (m), (n), (p), and
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      (q);
                         Section 36.205(d); and
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                   (6)
8-10
                         Section 36.302.
                   (7)
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SECTION 24. A moratorium on the issuance of a permit or permit amendment that is adopted by a groundwater conservation district before September 1, 2017, may not continue in effect after November 30, 2017.

SECTION 25. (a) A permit to export groundwater approved by a groundwater conservation district before the effective date of this Act is validated and confirmed in all respects. This subsection does not apply to a permit to export groundwater that is subject to litigation:

- (1) that is pending on the effective date of this Act;
- (2) that results in final judgment that may not be appealed that the permit is invalid.
- (b) An administratively complete permit application to export groundwater received by a groundwater conservation district before the effective date of this Act is governed by the law in effect when the application became administratively complete. The former law is continued for the purpose of processing an application received before the effective date of this Act.
- (c) Except as provided by Subsection (b) of this section, the changes in law made by this Act apply only to an application for a permit or a permit amendment that is received by a groundwater conservation district on or after the effective date of this Act. An application for a permit or permit amendment that is received before the effective date of this Act is governed by the law in effect on the date the application is received, and that law is continued in effect for that purpose.

SECTION 26. To the extent of any conflict, this Act prevails over another Act of the 85th Legislature, Regular Session, 2017, relating to changes to Chapter 36, Water Code, or nonsubstantive additions to and corrections in enacted codes.

SECTION 27. This Act takes effect September 1, 2017.

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