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| BILL ANALYSIS |

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| S.B. 254 |
| By: Rodríguez |
| Judiciary & Civil Jurisprudence |
| Committee Report (Unamended) |

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| **BACKGROUND AND PURPOSE**  Concerns have been raised about the potential for substandard and vacant buildings that violate municipal ordinances to create not only a physical danger but also to lead to increased criminal activity and a reduction in quality of life and property value in the surrounding area. It has been noted that in certain cases a receiver may be appointed to rehabilitate such a property but that certain municipalities are finding it difficult to find individuals that meet a statutory qualification to take on such a project. S.B. 254 seeks to address this issue by expanding the category of individuals eligible to be appointed as a receiver. |
| **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**  S.B. 254 amends the Local Government Code to authorize a district court, in an action brought by a municipality wholly or partly located in a county that is located along the international border and has a population of 800,000 or more against a property owner that is not in substantial compliance with certain municipal ordinances, to appoint as a receiver for the property after making certain findings an individual without a demonstrated record of rehabilitating properties if the municipality demonstrates that no individual with a demonstrated record of rehabilitating properties is available and that the individual is competent and able to fulfill the duties of a receiver. |
| **EFFECTIVE DATE**  On passage, or, if the bill does not receive the necessary vote, September 1, 2019. |