

By: Birdwell

S.B. No. 1281

A BILL TO BE ENTITLED

1 AN ACT

2 relating to assessments for water and energy improvements in
3 certain municipalities and counties.

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

5 SECTION 1. The heading to Chapter 399, Local Government
6 Code, is amended to read as follows:

7 CHAPTER 399. MUNICIPAL AND COUNTY WATER AND ENERGY IMPROVEMENT

8 PROPERTY ASSESSMENTS [~~REGIONS~~]

9 SECTION 2. Section 399.002, Local Government Code, is
10 amended by adding Subdivisions (1-a) and (2-a) and amending
11 Subdivision (2) to read as follows:

12 (1-a) "Office" means the state energy conservation
13 office.

14 (2) "Program" means the [~~a~~] program established under
15 this chapter.

16 (2-a) "Program administrator" means the third party
17 selected by the office to administer the program.

18 SECTION 3. Chapter 399, Local Government Code, is amended
19 by adding Sections 399.0023, 399.0025, 399.0027, and 399.0029 to
20 read as follows:

21 Sec. 399.0023. RULES. The office shall adopt rules to
22 administer the program.

23 Sec. 399.0025. PROGRAM ADMINISTRATOR. (a) The office shall
24 administer the program through a third-party administrator

1 selected under this section.

2 (b) In selecting the program administrator, the office
3 shall select the candidate that demonstrates:

4 (1) best practices in program design;

5 (2) compliance with applicable ethics requirements;

6 and

7 (3) appropriate underwriting and technical standards.

8 (c) The program administrator shall oversee program
9 elements, including implementing:

10 (1) guidelines;

11 (2) documentation, underwriting, and technical
12 standards; and

13 (3) administrative protocols as described by Section
14 399.0027.

15 Sec. 399.0027. ADMINISTRATION. (a) The office shall review
16 and either approve or request revision of administration protocols
17 developed under this section.

18 (b) The program administrator shall develop:

19 (1) a form contract between the local government and
20 the property owner specifying the terms of:

21 (A) assessment under the program; and

22 (B) financing provided by a third party or the
23 local government, as appropriate;

24 (2) if the proposed program provides for third-party
25 financing, a form contract between the local government and the
26 third party regarding the servicing of the debt through
27 assessments;

1 (3) a description of types of qualified projects that
2 may be subject to contractual assessments;

3 (4) a method for ranking requests from property owners
4 for financing through contractual assessments in priority order if
5 requests appear likely to exceed the amount authorized for funding
6 by a local government;

7 (5) a method for determining:

8 (A) the interest rate and period during which
9 contracting owners would pay an assessment; and

10 (B) the maximum amount of an assessment;

11 (6) a method for ensuring that the period of the
12 contractual assessment does not exceed the useful life of the
13 qualified project that is the basis for the assessment;

14 (7) a description of the application process and
15 eligibility requirements for financing qualified projects to be
16 repaid through contractual assessments under the program;

17 (8) a method for ensuring that property owners
18 requesting to participate in the program demonstrate the financial
19 ability to fulfill financial obligations to be repaid through
20 contractual assessments;

21 (9) the manner in which property will be assessed and
22 assessments will be collected;

23 (10) the lender notice required by Section [399.010](#);

24 (11) the review required by Section [399.011](#);

25 (12) marketing and participant education services to
26 be provided for the program;

27 (13) quality assurance and antifraud measures;

1 (14) procedures for collecting the proposed
2 contractual assessments; and

3 (15) any other item necessary for the administration
4 of the program or as directed by the office.

5 Sec. 399.0029. DEMONSTRATION OF FINANCIAL ABILITY. The
6 method for ensuring a demonstration of financial ability under
7 Section 399.0027(b)(8) must be based on appropriate underwriting
8 factors, including:

9 (1) providing for verification that:

10 (A) the property owner requesting to participate
11 under the program:

12 (i) is the legal owner of the benefited
13 property;

14 (ii) is current on mortgage and property
15 tax payments; and

16 (iii) is not insolvent or in bankruptcy
17 proceedings; and

18 (B) the title of the benefited property is not in
19 dispute; and

20 (2) requiring an appropriate ratio of the amount of
21 the assessment to the assessed value of the property.

22 SECTION 4. Section 399.003, Local Government Code, is
23 amended to read as follows:

24 Sec. 399.003. EXERCISE OF POWERS BY LOCAL GOVERNMENT.

25 (a) In addition to the authority provided by Chapter 376 for
26 municipalities, the governing body of a local government that
27 participates in the [~~establishes a~~] program [~~in accordance with the~~

1 ~~requirements provided by Section 399.008]~~ may exercise powers
2 granted under the program [~~this chapter~~].

3 (b) Participation in the program [~~The establishment and~~
4 ~~operation of a program under this chapter~~] by a local government is
5 a governmental function for all purposes.

6 SECTION 5. Section 399.004(a), Local Government Code, is
7 amended to read as follows:

8 (a) An assessment under this chapter may be imposed to repay
9 the financing of qualified projects on real property located in the
10 territory of a local government participating in the program
11 [~~region designated under this chapter~~]. Property located in a
12 municipality's extraterritorial jurisdiction is included in the
13 municipality's territory for the purposes of participation in the
14 program.

15 SECTION 6. Chapter 399, Local Government Code, is amended
16 by adding Section 399.0045 to read as follows:

17 Sec. 399.0045. AUTHORIZED USER FEE. (a) The program
18 administrator may collect a user fee imposed on each contract
19 entered into under the program.

20 (b) Fees collected under this section may be used only to
21 pay the costs of administering the program.

22 SECTION 7. The heading to Section 399.006, Local Government
23 Code, is amended to read as follows:

24 Sec. 399.006. LOCAL GOVERNMENT PARTICIPATION IN
25 [ESTABLISHMENT OF] PROGRAM.

26 SECTION 8. Sections 399.006(a), (b), and (e), Local
27 Government Code, are amended to read as follows:

1 (a) The governing body of a local government may determine
2 that it is convenient and advantageous to participate in
3 ~~[establish]~~ a program under this chapter.

4 (b) An authorized representative of the local government
5 that participates in the ~~[establishes a]~~ program may enter into a
6 written contract with a record owner of real property in the
7 territory of the local government ~~[a region designated under this~~
8 ~~chapter]~~ to impose an assessment to repay the owner's financing of a
9 qualified project on the owner's property. The financing to be
10 repaid through assessments may be provided by a third party or, if
11 authorized by the program, by the local government.

12 (e) The financing for which assessments are imposed may
13 include:

14 (1) the cost of materials and labor necessary for
15 installation or modification of a qualified improvement;

16 (2) permit fees;

17 (3) inspection fees;

18 (4) lender's fees;

19 (5) program application and administrative fees;

20 (6) project development and engineering fees;

21 (7) third-party review fees, including verification
22 review fees, under Section 399.011; ~~and~~

23 (8) a user fee authorized under Section 399.0045; and

24 (9) any other fees or costs that may be incurred by the
25 property owner incident to the installation, modification, or
26 improvement on a specific or pro rata basis, as determined by the
27 office ~~[local government]~~.

1 SECTION 9. The heading to Section 399.008, Local Government
2 Code, is amended to read as follows:

3 Sec. 399.008. PROCEDURE FOR PARTICIPATION IN
4 ~~[ESTABLISHMENT OF]~~ PROGRAM.

5 SECTION 10. Sections 399.008(a), (b), and (d), Local
6 Government Code, are amended to read as follows:

7 (a) To participate in the ~~[establish a]~~ program ~~[under this~~
8 ~~chapter]~~, the governing body of a local government must ~~[take the~~
9 ~~following actions in the following order:~~

10 [~~(1)~~] adopt a resolution of intent that includes:

11 (1) [~~(A)~~] a finding that, if appropriate, financing
12 qualified projects through contractual assessments is a valid
13 public purpose;

14 (2) [~~(B)~~] a statement that the local government
15 intends to make contractual assessments to repay financing for
16 qualified projects available to property owners;

17 (3) [~~(C)~~] a description of the types of qualified
18 projects that may be subject to contractual assessments;

19 (4) [~~(D)~~] ~~a description of the boundaries of the~~
20 ~~region;~~

21 [~~(E)~~] a description of any proposed arrangements
22 for third-party financing to be available or any local government
23 financing to be provided for qualified projects;

24 (5) [~~(F)~~] a description of local government debt
25 servicing procedures if third-party financing will be provided and
26 assessments will be collected to service a third-party debt;

27 (6) [~~(G)~~] a reference to the report on the proposed

1 program prepared as provided by Section 399.009 and a statement
2 identifying the location where the report is available for public
3 inspection;

4 ~~[(H) a statement of the time and place for a public
5 hearing on the proposed program,]~~ and

6 (7) ~~[(I)]~~ a statement identifying the appropriate
7 representative of the local government and the appropriate
8 assessor-collector for purposes of consulting regarding collecting
9 the proposed contractual assessments imposed on the assessed
10 property[~~+~~

11 ~~[(2) hold a public hearing at which the public may
12 comment on the proposed program, including the report required by
13 Section 399.009, and~~

14 ~~[(3) adopt a resolution establishing the program and
15 the terms of the program, including:~~

16 ~~[(A) each item included in the report under
17 Section 399.009, and~~

18 ~~[(B) a description of each aspect of the program
19 that may be amended only after another public hearing is held].~~

20 (b) For purposes of Subsection (a)(1)~~[(a)(3)(A)]~~, the
21 resolution may incorporate the report required by Section 399.009
22 ~~[or the amended version of the report]~~, as appropriate, by
23 reference.

24 (d) A local government may:

25 (1) hire and set the compensation of staff necessary
26 to participate in the program ~~[a program administrator and program
27 staff]; or~~

1 (2) contract for professional services necessary to
2 participate in the [administer a] program.

3 SECTION 11. The heading to Section 399.009, Local
4 Government Code, is amended to read as follows:

5 Sec. 399.009. REPORT REGARDING PROGRAM ~~[ASSESSMENT]~~.

6 SECTION 12. Sections 399.009(a) and (c), Local Government
7 Code, are amended to read as follows:

8 (a) Before adopting a resolution under Section 399.008 to
9 join the program, a local government must prepare a [The] report,
10 consistent with guidelines adopted by the program administrator,
11 that includes [for a proposed program required by Section 399.008
12 must include]:

13 (1) the items described by Section 399.0027(b) [a map
14 showing the boundaries of the proposed region];

15 (2) ~~[a form contract between the local government and~~
16 ~~the property owner specifying the terms of:~~

17 [~~(A) assessment under the program, and~~

18 [~~(B) financing provided by a third party or the~~
19 ~~local government, as appropriate,~~

20 [~~(3) if the proposed program provides for third-party~~
21 ~~financing, a form contract between the local government and the~~
22 ~~third party regarding the servicing of the debt through~~
23 ~~assessments,~~

24 [~~(4) a description of types of qualified projects that~~
25 ~~may be subject to contractual assessments,~~

26 [~~5)] a statement identifying a local government~~

27 representative authorized to enter into written contracts on behalf

1 of the local government;

2 (3) ~~[(6)]~~ a plan for ensuring sufficient capital for
3 third-party financing and, if appropriate, raising capital for
4 local government financing for qualified projects; and

5 (4) ~~[(7)]~~ if bonds will be issued to provide capital
6 to finance qualified projects as part of the program as provided by
7 Section 399.016, ~~+~~

8 ~~[(A)]~~ a maximum aggregate annual dollar amount
9 for financing through contractual assessments to be provided by the
10 local government under the program~~+~~

11 ~~[(B) a method for ranking requests from property~~
12 ~~owners for financing through contractual assessments in priority~~
13 ~~order if requests appear likely to exceed the authorization amount,~~
14 ~~and~~

15 ~~[(C) a method for determining:~~

16 ~~[(i) the interest rate and period during~~
17 ~~which contracting owners would pay an assessment, and~~

18 ~~[(ii) the maximum amount of an assessment,~~

19 ~~[(8) a method for ensuring that the period of the~~
20 ~~contractual assessment does not exceed the useful life of the~~
21 ~~qualified project that is the basis for the assessment,~~

22 ~~[(9) a description of the application process and~~
23 ~~eligibility requirements for financing qualified projects to be~~
24 ~~repaid through contractual assessments under the program,~~

25 ~~[(10) a method as prescribed by Subsection (b) for~~
26 ~~ensuring that property owners requesting to participate in the~~
27 ~~program demonstrate the financial ability to fulfill financial~~

1 ~~obligations to be repaid through contractual assessments;~~
2 ~~[(11) a statement explaining the manner in which~~
3 ~~property will be assessed and assessments will be collected;~~
4 ~~[(12) a statement explaining the lender notice~~
5 ~~requirement provided by Section 399.010;~~
6 ~~[(13) a statement explaining the review requirement~~
7 ~~provided by Section 399.011;~~
8 ~~[(14) a description of marketing and participant~~
9 ~~education services to be provided for the program;~~
10 ~~[(15) a description of quality assurance and antifraud~~
11 ~~measures to be instituted for the program; and~~
12 ~~[(16) the procedures for collecting the proposed~~
13 ~~contractual assessments].~~

14 (c) The local government shall make the report available for
15 public inspection[~~+~~

16 ~~[(1)] on the local government's Internet website[~~+~~ and~~
17 ~~[(2) at the office of the representative designated to~~
18 ~~enter into written contracts on behalf of the local government~~
19 ~~under the program].~~

20 SECTION 13. Section 399.010, Local Government Code, is
21 amended to read as follows:

22 Sec. 399.010. NOTICE TO MORTGAGE HOLDER REQUIRED FOR
23 PARTICIPATION. Before a local government may enter into a written
24 contract with a record owner of real property to impose an
25 assessment to repay the financing of a qualified project under this
26 chapter:

27 (1) the holder of any mortgage lien on the property

1 must be given written notice of the owner's intention to
2 participate in the [a] program [~~under this chapter~~] on or before the
3 30th day before the date the written contract for assessment
4 between the owner and the local government is executed; and

5 (2) a written consent from the holder of the mortgage
6 lien on the property must be obtained.

7 SECTION 14. Section 399.011(a), Local Government Code, is
8 amended to read as follows:

9 (a) The [A] program [~~established under this chapter~~] must
10 require for each proposed qualified project:

11 (1) a review of water or energy baseline conditions
12 and the projected water or energy savings to establish the
13 projected water or energy savings; and

14 (2) a verification that a proposed qualified
15 improvement meets the requirements of a qualified project.

16 SECTION 15. Section 399.013(a), Local Government Code, is
17 amended to read as follows:

18 (a) The program administrator shall file on behalf of a [A]
19 local government that authorizes financing through contractual
20 assessments under this chapter [~~shall file~~] written notice of each
21 contractual assessment in the real property records of the county
22 in which the property is located.

23 SECTION 16. Section 399.016(b), Local Government Code, is
24 amended to read as follows:

25 (b) Bonds or notes issued under this section may not be
26 general obligations of the local government. The bonds or notes
27 must be secured by one or more of the following as provided by the

1 governing body of the local government in the resolution or
2 ordinance approving the bonds or notes:

3 (1) payments of contractual assessments on benefited
4 property [~~in one or more specified regions designated under this~~
5 ~~chapter~~];

6 (2) reserves established by the local government from
7 grants, bonds, or net proceeds or other lawfully available funds;

8 (3) municipal bond insurance, lines of credit, public
9 or private guaranties, standby bond purchase agreements,
10 collateral assignments, mortgages, or any other available means of
11 providing credit support or liquidity; and

12 (4) any other funds lawfully available for purposes
13 consistent with this chapter.

14 SECTION 17. Section [399.018](#), Local Government Code, is
15 amended to read as follows:

16 Sec. 399.018. PROHIBITED ACTS. A local government that
17 participates in the program [~~establishes a region under this~~
18 ~~chapter~~] may not:

19 (1) make the issuance of a permit, license, or other
20 authorization from the local government to a person who owns
21 property in the territory of the local government [~~region~~]
22 contingent on the person entering into a written contract to repay
23 the financing of a qualified project through contractual
24 assessments under this chapter; or

25 (2) otherwise compel a person who owns property in the
26 territory of the local government [~~region~~] to enter into a written
27 contract to repay the financing of a qualified project through

1 contractual assessments under this chapter.

2 SECTION 18. Section 399.019, Local Government Code, is
3 amended to read as follows:

4 Sec. 399.019. NO PERSONAL LIABILITY. The members of the
5 governing body of a local government, other elected officials of a
6 local government, employees of a local government, ~~and~~ board
7 members, executives, employees, and employees of the office or the
8 program administrator ~~[and contractors of a third party who enter~~
9 ~~into a contract with a local government to provide administrative~~
10 ~~services for a program under this chapter]~~ are not personally
11 liable as a result of exercising any rights or responsibilities
12 granted under this chapter.

13 SECTION 19. The following provisions of Chapter 399, Local
14 Government Code, are repealed:

- 15 (1) Section 399.002(6);
- 16 (2) Section 399.007;
- 17 (3) Sections 399.008(c) and (e);
- 18 (4) Section 399.009(b); and
- 19 (5) Section 399.017.

20 SECTION 20. (a) A political subdivision that has
21 established a program for assessments for water and energy
22 improvements under Chapter 399, Local Government Code, as it
23 existed before the effective date of this Act is considered to have
24 satisfied the requirements for participation in the program for
25 assessments for water and energy improvements under Section
26 399.006, Local Government Code, as amended by this Act.

27 (b) A contract entered into under Chapter 399, Local

1 Government Code, as it existed before the effective date of this
2 Act, continues in effect until the term specified in the contract is
3 complete.

4 (c) The changes in law made by this Act do not invalidate or
5 otherwise affect bonds issued under Chapter 399, Local Government
6 Code, as it existed before the effective date of this Act, for the
7 purpose of financing a contract made under that chapter.

8 SECTION 21. This Act takes effect September 1, 2019.