

By: Kolkhorst

S.B. No. 2207

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the requirement that a right-of-way agent obtain a
3 license from the Texas Real Estate Commission; expanding an
4 occupational regulation.

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

6 SECTION 1. Section 1101.002, Occupations Code, is amended
7 by amending Subdivision (4) and adding Subdivisions (4-a), (6-a),
8 and (6-b) to read as follows:

9 (4) "License" means a broker license or sales agent
10 license issued under this chapter. The term does not include a
11 right-of-way agent license.

12 (4-a) "License holder" means a broker or sales agent
13 licensed under this chapter. The term does not include a holder of
14 a right-of-way agent license.

15 (6-a) "Right-of-way agent license" means a license
16 issued under Subchapter K.

17 (6-b) "Right-of-way agent license holder" means a
18 person licensed under Subchapter K.

19 SECTION 2. Section 1101.151(a), Occupations Code, is
20 amended to read as follows:

21 (a) The commission shall:

22 (1) administer this chapter and Chapter 1102;

23 (2) adopt rules and establish standards relating to
24 permissible forms of advertising by a license holder acting as a

1 residential rental locator;

2 (3) maintain a list of right-of-way agent license
3 ~~[registry of certificate]~~ holders; and

4 (4) design and adopt a seal.

5 SECTION 3. Section 1101.152(a), Occupations Code, is
6 amended to read as follows:

7 (a) The commission shall adopt rules to charge and collect
8 fees in amounts reasonable and necessary to cover the costs of
9 administering this chapter, including a fee for:

10 (1) filing an original application for a broker
11 license;

12 (2) renewal of a broker license;

13 (3) filing an original application for a sales agent
14 license;

15 (4) renewal of a sales agent license;

16 (5) filing an original application for a ~~[registration~~
17 ~~as an easement or]~~ right-of-way agent license;

18 (6) renewal of a right-of-way agent license;

19 (7) filing an application for a license examination;

20 (8) ~~[(7)]~~ filing a request for a branch office
21 license;

22 (9) ~~[(8)]~~ filing a request for a change of place of
23 business, change of name, return to active status, or change of
24 sponsoring broker;

25 (10) ~~[(9)]~~ filing a request to replace a lost or
26 destroyed license or right-of-way agent license ~~[or certificate of~~
27 ~~registration]~~;

1 (11) [~~(10)~~] filing an application for approval of an
2 education program under Subchapter G;

3 (12) [~~(11)~~] annual operation of an education program
4 under Subchapter G;

5 (13) [~~(12)~~] filing an application for approval of an
6 instructor of qualifying real estate courses;

7 (14) [~~(13)~~] transcript evaluation;

8 (15) [~~(14)~~] preparing a license or right-of-way agent
9 license [~~registration~~] history;

10 (16) [~~(15)~~] filing a request for a moral character
11 determination; and

12 (17) [~~(16)~~] conducting a criminal history check for
13 issuing or renewing a license.

14 SECTION 4. Section 1101.154(a), Occupations Code, is
15 amended to read as follows:

16 (a) The fee for the issuance or renewal of a:

17 (1) broker license is the amount of the fee set under
18 Section 1101.152 and an additional \$70 fee;

19 (2) sales agent license is the amount of the fee set
20 under Section 1101.152 and an additional \$20 fee; and

21 (3) right-of-way agent license [~~certificate of~~
22 ~~registration~~] is the amount of the fee set under Section 1101.152
23 and an additional \$20 fee.

24 SECTION 5. Section 1101.205, Occupations Code, is amended
25 to read as follows:

26 Sec. 1101.205. COMPLAINT INVESTIGATION OF RIGHT-OF-WAY
27 AGENT LICENSE [~~CERTIFICATE~~] HOLDER. The commission shall

1 investigate a signed complaint received by the commission that
2 relates to an act of a right-of-way agent license [~~certificate~~]
3 holder or a person required to hold a right-of-way agent license
4 [~~certificate~~] under Subchapter K. Section 1101.204 applies to an
5 investigation under this section.

6 SECTION 6. Subchapter K, Chapter 1101, Occupations Code, is
7 amended to read as follows:

8 SUBCHAPTER K. RIGHT-OF-WAY AGENT LICENSE [~~CERTIFICATE~~]

9 REQUIREMENTS

10 Sec. 1101.501. RIGHT-OF-WAY AGENT LICENSE [~~CERTIFICATE~~]
11 REQUIRED. (a) A person may not sell, buy, lease, or transfer an
12 easement or right-of-way [~~for another,~~] for compensation or with
13 the expectation of receiving compensation[~~,~~] for an entity with
14 eminent domain authority or for use in connection with
15 telecommunication, utility, railroad, or pipeline service unless
16 the person:

17 (1) holds a broker license or sales agent license
18 issued under this chapter; or

19 (2) holds a right-of-way agent license [~~certificate of~~
20 ~~registration~~] issued under this subchapter.

21 (b) Subsection (a) does not apply to:

22 (1) an entity with eminent domain authority or the
23 entity's employee; or

24 (2) an attorney licensed in this state.

25 Sec. 1101.502. ELIGIBILITY REQUIREMENTS FOR RIGHT-OF-WAY
26 AGENT LICENSE [~~CERTIFICATE~~]. (a) To be eligible to receive or
27 renew a right-of-way agent license [~~a certificate of registration~~

1 ~~or a renewal certificate under this subchapter],~~ a person must
2 ~~[be]:~~

3 (1) be, at the time of application:

4 (A) at least 18 years of age; and

5 (B) ~~[(2)]~~ a citizen of the United States or a
6 lawfully admitted alien;

7 (2) satisfy the commission as to the applicant's
8 honesty, trustworthiness, and integrity; and

9 (3) complete the required courses of study, including
10 qualifying education requirements, prescribed by the commission
11 under this subchapter.

12 (b) To be eligible to receive or renew a right-of-way agent
13 license ~~[a certificate of registration or a renewal certificate~~
14 ~~under this subchapter],~~ a business entity must designate as its
15 agent one of its managing officers who holds a right-of-way agent
16 license issued ~~[is registered]~~ under this subchapter.

17 Sec. 1101.503. ISSUANCE OF RIGHT-OF-WAY AGENT LICENSE
18 ~~[CERTIFICATE]~~. (a) The commission shall issue a right-of-way
19 agent license ~~[certificate of registration]~~ to an applicant who
20 meets the requirements for a right-of-way agent license under this
21 subchapter ~~[certificate of registration]~~.

22 (b) The right-of-way agent license ~~[certificate]~~ remains in
23 effect for the period prescribed by the commission if the
24 right-of-way agent license ~~[certificate]~~ holder complies with this
25 chapter, including the requirements of this subchapter, and pays
26 the appropriate renewal fees.

27 Sec. 1101.504. RIGHT-OF-WAY AGENT LICENSE DURATION,

1 ~~[CERTIFICATE]~~ EXPIRATION, AND RENEWAL. The provisions of Section
2 1101.451 governing the duration, expiration, and renewal of a
3 broker or sales agent license apply ~~[certificate of registration~~
4 ~~are subject to the same provisions as are applicable under Section~~
5 1101.451] to the duration, expiration, and renewal of a
6 right-of-way agent license issued under this subchapter.

7 Sec. 1101.5041. CRIMINAL HISTORY RECORD INFORMATION
8 REQUIREMENT FOR RIGHT-OF-WAY AGENT LICENSE ~~[CERTIFICATE]~~. An
9 applicant for an original ~~[certificate of registration]~~ or renewal
10 right-of-way agent license ~~[of a certificate of registration]~~ must
11 comply with the criminal history record check requirements of
12 Section 1101.3521.

13 Sec. 1101.505. DENIAL OF RIGHT-OF-WAY AGENT LICENSE
14 ~~[CERTIFICATE]~~. The denial of a right-of-way agent license
15 ~~[certificate of registration]~~ is subject to the same provisions as
16 are applicable under Section 1101.364 to the denial of a broker or
17 sales agent license.

18 Sec. 1101.506. CHANGE OF ADDRESS. Not later than the 10th
19 day after the date a right-of-way agent license ~~[certificate]~~
20 holder moves its place of business from a previously designated
21 address, the right-of-way agent license holder shall:

- 22 (1) notify the commission of the move; and
23 (2) obtain a new right-of-way agent license
24 ~~[certificate of registration]~~ that reflects the address of the new
25 place of business.

26 Sec. 1101.507. DISPLAY OF RIGHT-OF-WAY AGENT LICENSE
27 ~~[CERTIFICATE]~~. A right-of-way agent license ~~[certificate]~~ holder

1 shall prominently display at all times the holder's right-of-way
2 agent license [~~certificate of registration~~] in the right-of-way
3 agent license holder's place of business.

4 Sec. 1101.508. NOTICE TO CONSUMERS. The commission by rule
5 may:

6 (1) prescribe the text of consumer notices regarding a
7 right-of-way agent license holder; and

8 (2) establish the methods by which a right-of-way
9 agent license holder provides a consumer notice or the statement
10 prepared and provided under Section 402.031, Government Code.

11 Sec 1101.509. QUALIFYING EDUCATION REQUIREMENTS. (a) The
12 commission by rule shall approve coursework that an applicant must
13 successfully complete to be eligible for a right-of-way agent
14 license under this subchapter.

15 (b) An applicant for a right-of-way agent license shall
16 submit evidence satisfactory to the commission that the applicant
17 has completed at least 15 classroom hours of right-of-way agent
18 coursework approved by the commission in:

19 (1) the law of eminent domain, including the rights of
20 property owners;

21 (2) appropriate standards of professionalism in
22 contacting and conducting negotiations with property owners; and

23 (3) ethical considerations in the performance of
24 right-of-way acquisition services.

25 Sec. 1101.510. CONTINUING EDUCATION. (a) To be eligible
26 to renew a right-of-way agent license, the right-of-way agent
27 license holder must submit evidence satisfactory to the commission

1 that the right-of-way agent license holder successfully completed
2 at least six classroom hours of continuing education approved by
3 the commission.

4 (b) The commission by rule shall prescribe the title,
5 content, administration, and duration of continuing education
6 courses that a right-of-way agent license holder must successfully
7 complete to renew a right-of-way agent license under this
8 subchapter.

9 SECTION 7. Sections 1101.601 and 1101.602, Occupations
10 Code, are amended to read as follows:

11 Sec. 1101.601. REAL ESTATE RECOVERY TRUST ACCOUNT.

12 (a) The commission shall maintain a real estate recovery trust
13 account to reimburse aggrieved persons who suffer actual damages
14 caused by an act described by Section 1101.602 committed by:

15 (1) a license holder;

16 (2) a right-of-way agent license [~~certificate~~]
17 holder; or

18 (3) a person who does not hold a license or
19 right-of-way agent license [~~certificate~~] and who is an employee or
20 agent of a license holder or right-of-way agent license
21 [~~certificate~~] holder.

22 (b) The license holder or right-of-way agent license
23 [~~certificate~~] holder must have held the license or right-of-way
24 agent license [~~certificate~~] at the time the act was committed.

25 Sec. 1101.602. ENTITLEMENT TO REIMBURSEMENT. An aggrieved
26 person is entitled to reimbursement from the trust account if a
27 person described by Section 1101.601 engages in conduct that

1 requires a license or right-of-way agent license [~~certificate of~~
2 ~~registration~~] under this chapter and is described by Section
3 1101.652(a-1)(1) or (b), if the person is a license holder, or
4 Section 1101.653(1), (2), (3), or (4), if the person is a
5 right-of-way agent license [~~certificate~~] holder.

6 SECTION 8. Sections 1101.603(a) and (e), Occupations Code,
7 are amended to read as follows:

8 (a) In addition to other fees required by this chapter, the
9 commission shall collect a fee of \$10 to deposit to the credit of
10 the trust account from an applicant for an original license or
11 right-of-way agent license [~~certificate of registration~~].

12 (e) On a determination by the commission at any time that
13 the balance in the trust account is less than \$1 million, each
14 license holder or right-of-way agent license [~~certificate~~] holder
15 at the next renewal must pay, in addition to the renewal fee, an
16 additional fee of \$10. The commission shall deposit the additional
17 fee to the credit of the trust account.

18 SECTION 9. Section 1101.605(b), Occupations Code, is
19 amended to read as follows:

20 (b) When an aggrieved person brings an action for a judgment
21 that may result in an agreed judgment and order for payment from the
22 trust account, the aggrieved person and the license holder or
23 right-of-way agent license [~~certificate~~] holder against whom the
24 action is brought shall notify the commission in writing before
25 entry of the agreed judgment and deliver a copy of all petitions and
26 pleadings and the proposed agreed judgment to the commission. The
27 commission will notify the parties not later than the 30th day after

1 the date of receiving the documents if the commission intends to
2 relitigate material and relevant issues as to the applicability of
3 the trust account to the agreed judgment as provided by Section
4 [1101.608](#).

5 SECTION 10. Section [1101.606](#)(a), Occupations Code, is
6 amended to read as follows:

7 (a) Except as provided by Subsections (c) and (c-1), an
8 aggrieved person who obtains a court judgment against a license
9 holder or right-of-way agent license [~~certificate~~] holder for an
10 act described by Section [1101.602](#) may, after final judgment is
11 entered, execution returned nulla bona, and a judgment lien
12 perfected, file a verified claim in the court that entered the
13 judgment.

14 SECTION 11. Section [1101.607](#), Occupations Code, is amended
15 to read as follows:

16 Sec. 1101.607. ISSUES AT HEARING. At the hearing on the
17 application for payment from the trust account, the aggrieved
18 person must show:

19 (1) that the judgment is based on facts allowing
20 recovery under this subchapter;

21 (2) that the person is not:

22 (A) the spouse of the judgment debtor or the
23 personal representative of the spouse;

24 (B) a license holder or right-of-way agent
25 license [~~certificate~~] holder who is seeking to recover
26 compensation, including a commission, in the real estate
27 transaction that is the subject of the application for payment; or

1 (C) related to the judgment debtor within the
2 first degree by consanguinity;

3 (3) that, according to the best information available,
4 the judgment debtor does not have sufficient attachable assets in
5 this or another state to satisfy the judgment;

6 (4) the amount that may be realized from the sale of
7 assets liable to be sold or applied to satisfy the judgment; and

8 (5) the balance remaining due on the judgment after
9 application of the amount under Subdivision (4).

10 SECTION 12. Sections 1101.610(b) and (c), Occupations Code,
11 are amended to read as follows:

12 (b) Payments from the trust account for claims based on
13 judgments against a single license holder or right-of-way agent
14 license [~~certificate~~] holder may not exceed a total of \$100,000
15 until the license holder or right-of-way agent license
16 [~~certificate~~] holder has reimbursed the trust account for all
17 amounts paid.

18 (c) If the court finds that the total amount of claims
19 against a license holder or right-of-way agent license
20 [~~certificate~~] holder exceeds the limitations in this section, the
21 court shall proportionately reduce the amount payable on each
22 claim.

23 SECTION 13. Section 1101.613, Occupations Code, is amended
24 to read as follows:

25 Sec. 1101.613. EFFECT ON DISCIPLINARY PROCEEDINGS.

26 (a) This subchapter does not limit the commission's authority to
27 take disciplinary action against a license holder or right-of-way

1 agent license [~~certificate~~] holder for a violation of this chapter
2 or a commission rule.

3 (b) A license holder's or right-of-way agent license
4 holder's [~~certificate holder's~~] repayment of all amounts owed to
5 the trust account does not affect another disciplinary proceeding
6 brought under this chapter.

7 SECTION 14. Section 1101.615, Occupations Code, is amended
8 to read as follows:

9 Sec. 1101.615. NOTICE TO CONSUMERS AND SERVICE RECIPIENTS.
10 [~~(a)~~] The commission by rule shall prescribe a notice regarding
11 the availability of payment from the trust account for aggrieved
12 persons and establish methods by which each license holder and
13 right-of-way agent license [~~certificate~~] holder shall provide the
14 notice to consumers and service recipients.

15 SECTION 15. Section 1101.653, Occupations Code, is amended
16 to read as follows:

17 Sec. 1101.653. GROUNDS FOR SUSPENSION OR REVOCATION OF
18 RIGHT-OF-WAY AGENT LICENSE [~~CERTIFICATE~~]. The commission may
19 suspend or revoke a right-of-way agent license [~~certificate of~~
20 ~~registration~~] issued under this chapter if the right-of-way agent
21 license [~~certificate~~] holder:

22 (1) engages in dishonest dealing, fraud, unlawful
23 discrimination, or a deceptive act;

24 (2) makes a misrepresentation;

25 (3) acts in bad faith;

26 (4) demonstrates untrustworthiness;

27 (5) fails to honor, within a reasonable time, a check

1 issued to the commission after the commission has mailed a request
2 for payment to the right-of-way agent license [~~certificate~~]
3 holder's last known address according to the commission's records;

4 (6) fails to provide to a party to a transaction a
5 written notice prescribed by the commission that:

6 (A) must be given before the party is obligated
7 to sell, buy, lease, or transfer a right-of-way or easement; and

8 (B) contains:

9 (i) the name of the right-of-way agent
10 license [~~certificate~~] holder;

11 (ii) the right-of-way agent license
12 [~~certificate~~] number;

13 (iii) the name of the person the
14 right-of-way agent license [~~certificate~~] holder represents;

15 (iv) a statement advising the party that
16 the party may seek representation from a lawyer or broker in the
17 transaction; and

18 (v) a statement generally advising the
19 party that the right-of-way or easement may affect the value of the
20 property; or

21 (7) disregards or violates this chapter or a
22 commission rule relating to right-of-way agent license
23 [~~certificate~~] holders.

24 SECTION 16. Section 1101.654, Occupations Code, is amended
25 to read as follows:

26 Sec. 1101.654. SUSPENSION OR REVOCATION OF LICENSE OR
27 RIGHT-OF-WAY AGENT LICENSE [~~CERTIFICATE~~] FOR UNAUTHORIZED PRACTICE

1 OF LAW. (a) The commission shall suspend or revoke the license or
2 right-of-way agent license [~~certificate of registration~~] of a
3 license holder or right-of-way agent license [~~certificate~~] holder
4 who is not a licensed attorney in this state and who, for
5 consideration, a reward, or a pecuniary benefit, present or
6 anticipated, direct or indirect, or in connection with the person's
7 employment, agency, or fiduciary relationship as a license holder
8 or right-of-way agent license [~~certificate~~] holder:

9 (1) drafts an instrument, other than a form described
10 by Section [1101.155](#), that transfers or otherwise affects an
11 interest in real property; or

12 (2) advises a person regarding the validity or legal
13 sufficiency of an instrument or the validity of title to real
14 property.

15 (b) Notwithstanding any other law, a license holder or
16 right-of-way agent license [~~certificate~~] holder who completes a
17 contract form for the sale, exchange, option, or lease of an
18 interest in real property incidental to acting as a broker is not
19 engaged in the unauthorized or illegal practice of law in this state
20 if the form was:

21 (1) adopted by the commission for the type of
22 transaction for which the form is used;

23 (2) prepared by an attorney licensed in this state and
24 approved by the attorney for the type of transaction for which the
25 form is used; or

26 (3) prepared by the property owner or by an attorney
27 and required by the property owner.

1 SECTION 17. The heading to Section 1101.655, Occupations
2 Code, is amended to read as follows:

3 Sec. 1101.655. REVOCATION OF LICENSE [~~OR CERTIFICATE~~] FOR
4 CLAIM ON ACCOUNT.

5 SECTION 18. Sections 1101.655(a), (b), and (c), Occupations
6 Code, are amended to read as follows:

7 (a) The commission shall revoke a license, approval, or
8 right-of-way agent license [~~registration~~] issued under this
9 chapter or Chapter 1102 if:

10 (1) the commission makes a payment from the real
11 estate recovery trust account under Subchapter M on behalf of a
12 license holder or right-of-way agent license [~~registration~~]
13 holder; and

14 (2) the license holder or right-of-way agent license
15 [~~registration~~] holder does not repay the real estate recovery trust
16 account the full amount of a payment made on the license holder's or
17 right-of-way agent license [~~registration~~] holder's behalf before
18 the 31st day after the date the commission provides notice to the
19 license holder or right-of-way agent license [~~registration~~]
20 holder.

21 (b) The commission may probate an order revoking a license,
22 approval, or right-of-way agent license [~~registration~~] under this
23 section.

24 (c) A person is not eligible for a license or right-of-way
25 agent license [~~certificate~~] until the person has repaid in full the
26 amount paid from the account for the person, plus interest at the
27 legal rate.

1 SECTION 19. Section 1101.657(a), Occupations Code, is
2 amended to read as follows:

3 (a) If the commission proposes to deny, suspend, or revoke a
4 person's license or right-of-way agent license [~~certificate of~~
5 ~~registration~~], the person is entitled to a hearing conducted by the
6 State Office of Administrative Hearings.

7 SECTION 20. Section 1101.660(b), Occupations Code, is
8 amended to read as follows:

9 (b) Rules adopted under this section must:

10 (1) provide the complainant and the license holder,
11 right-of-way agent license [~~certificate~~] holder, or regulated
12 entity an opportunity to be heard; and

13 (2) require the presence of:

14 (A) a public member of the commission for a case
15 involving a consumer complaint; and

16 (B) at least two staff members of the commission
17 with experience in the regulatory area that is the subject of the
18 proceeding.

19 SECTION 21. Section 1101.663, Occupations Code, is amended
20 to read as follows:

21 Sec. 1101.663. REAPPLYING AFTER REVOCATION, SURRENDER, OR
22 DENIAL. A person whose license or right-of-way agent license
23 [~~registration~~] has been revoked, a person who has surrendered a
24 license or right-of-way agent license [~~registration~~] issued by the
25 commission, or a person whose application for a license or
26 right-of-way agent license [~~registration~~] has been denied after a
27 hearing under Section 1101.657 may not apply to the commission for a

1 license or right-of-way agent license [~~registration~~] before the
2 second anniversary of the date of the revocation, surrender, or
3 denial.

4 SECTION 22. The heading to Section 1101.753, Occupations
5 Code, is amended to read as follows:

6 Sec. 1101.753. CIVIL PENALTY FOR CERTAIN VIOLATIONS BY
7 BROKER, SALES AGENT, OR RIGHT-OF-WAY AGENT [~~CERTIFICATE HOLDER~~].

8 SECTION 23. Section 1101.753(a), Occupations Code, is
9 amended to read as follows:

10 (a) In addition to injunctive relief under Sections
11 1101.751 and 1101.752, a person who receives a commission or other
12 consideration as a result of acting as a broker or sales agent
13 without holding a license or right-of-way agent license
14 [~~certificate of registration~~] under this chapter is liable to the
15 state for a civil penalty of not less than the amount of money
16 received or more than three times the amount of money received.

17 SECTION 24. The heading to Section 1101.754, Occupations
18 Code, is amended to read as follows:

19 Sec. 1101.754. PRIVATE CAUSE OF ACTION FOR CERTAIN
20 VIOLATIONS BY BROKER, SALES AGENT, OR RIGHT-OF-WAY AGENT
21 [~~CERTIFICATE HOLDER~~].

22 SECTION 25. Section 1101.754(a), Occupations Code, is
23 amended to read as follows:

24 (a) A person who receives a commission or other
25 consideration as a result of acting as a broker or sales agent
26 without holding a license or right-of-way agent license
27 [~~certificate of registration~~] under this chapter is liable to an

1 aggrieved person for a penalty of not less than the amount of money
2 received or more than three times the amount of money received.

3 SECTION 26. The heading to Section 1101.758, Occupations
4 Code, is amended to read as follows:

5 Sec. 1101.758. CRIMINAL PENALTY FOR CERTAIN VIOLATIONS BY
6 BROKER, SALES AGENT, OR RIGHT-OF-WAY AGENT [~~CERTIFICATE HOLDER~~].

7 SECTION 27. Section 1101.758(a), Occupations Code, is
8 amended to read as follows:

9 (a) A person commits an offense if the person:

10 (1) acts as a broker or sales agent without holding a
11 broker license or sales agent license under this chapter, as
12 applicable; or

13 (2) engages in an activity for which a right-of-way
14 agent license [~~certificate of registration~~] is required under this
15 chapter without holding a right-of-way agent license
16 [~~certificate~~].

17 SECTION 28. Section 1101.002(2), Occupations Code, is
18 repealed.

19 SECTION 29. Not later than January 1, 2020, the Texas Real
20 Estate Commission shall adopt rules to implement Subchapter K,
21 Chapter 1101, Occupations Code, as amended by this Act.

22 SECTION 30. Chapter 1101, Occupations Code, as amended by
23 this Act, applies only to an application for an original or renewal
24 right-of-way agent license filed on or after March 1, 2020. An
25 application for an original or renewal certificate of registration
26 as an easement or right-of-way agent filed before March 1, 2020, is
27 governed by the law in effect on the date the application was filed,

1 and the former law is continued in effect for that purpose.

2 SECTION 31. (a) Except as provided by Subsection (b) of
3 this section, this Act takes effect March 1, 2020.

4 (b) Section 29 of this Act takes effect September 1, 2019.