

BILL ANALYSIS

Senate Research Center
87R5774 MP-F

S.B. 877
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AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

During the pandemic, several city inspection departments were shut down for extended periods of time. Throughout the duration of the closure, cities did not use third-party inspectors to proceed on the inspection/permitting process. This caused commercial and residential real estate projects come to a halt. These delays ultimately increased costs, stretched project timelines, and put a damper on economic development.

S.B. 877 would require cities to accept independent third-party inspections by qualified professionals during a declared disaster to help tackle the backlogs experienced in disaster areas. Using this tool will reduce project wait times and keep the residential construction industry operating as efficiently as possible during declared disasters.

As proposed, S.B. 877 amends current law relating to the inspection of municipal buildings during a declared disaster.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Subchapter G, Chapter 214, Local Government Code, by adding Section 214.220, as follows:

Sec. 214.220. INSPECTION DURING DECLARED DISASTER. (a) Authorizes a building inspection for compliance with Subchapter G (Building and Rehabilitation Codes) or related municipal regulations, in an area of a municipality that is subject to a declaration of disaster by the governor under Chapter 418 (Emergency Management), Government Code, or a declaration of local disaster under that chapter, while the declaration is in effect, to be performed by:

- (1) a person certified to inspect buildings by the International Code Council;
- (2) a person employed as a building inspector by the municipality in which the building is located; or
- (3) a person employed as a building inspector by any political subdivision, if the municipality in which the building is located has approved the person to perform inspections during a disaster.

(b) Prohibits a municipality from collecting an inspection fee related to the inspection of a building performed under Subsection (a).

SECTION 2. Effective date: upon passage or September 1, 2021.