87R1983 NC-D

By:  Cain H.B. No. 754

A BILL TO BE ENTITLED

AN ACT

relating to certain municipal requirements imposed on a landlord of a dwelling or a multiunit complex.

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

SECTION 1.  Subchapter Z, Chapter 214, Local Government Code, is amended by adding Section 214.908 to read as follows:

Sec. 214.908.  LIMITATION ON CERTAIN MUNICIPAL LANDLORD REQUIREMENTS. (a) In this section:

(1)  "Dwelling" has the meaning assigned by Section 92.001, Property Code.

(2)  "Inspection fee" means a fee charged by a municipality that is related to an inspection of a multiunit complex or a dwelling unit in a multiunit complex. The term does not include an inspection fee related to a construction permit.

(3)  "Landlord" and "multiunit complex" have the meanings assigned by Section 92.151, Property Code.

(4)  "Rental license" means a license required by a municipality that authorizes a landlord to rent a dwelling. The term does not include a certificate of occupancy required for a newly built dwelling or multiunit complex.

(b)  Notwithstanding any other law, a municipality may not adopt or enforce an ordinance that requires a landlord to:

(1)  obtain a rental license to rent a dwelling;

(2)  pay a change of address fee for the change of the landlord's address; or

(3)  pay annually total inspection fees of more than:

(A)  $200 for a multiunit complex with not more than 300 dwelling units;

(B)  $400 for a multiunit complex with at least 301 dwelling units but not more than 500 dwelling units; or

(C)  $600 for a multiunit complex with 501 dwelling units or more.

SECTION 2.  This Act takes effect September 1, 2021.