87R6066 SMT-F

By:  Hall S.B. No. 1557

A BILL TO BE ENTITLED

AN ACT

relating to the authority of a county to regulate condominiums.

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

SECTION 1.  Subchapter A, Chapter 232, Local Government Code, is amended by adding Section 232.0016 to read as follows:

Sec. 232.0016.  CONDOMINIUM REGULATION. (a) In this section, "condominium" and "declaration" have the meanings assigned by Section 82.003, Property Code.

(b)  A condominium declaration is not a subdivision of land for the purposes of this chapter.

(c)  A county may not require:

(1)  the undivided common interests in a condominium to be subdivided; or

(2)  any other division of the designated separate ownership interests in the condominium.

(d)  Except as provided by Subsection (e), a county may not regulate the internal site development of a tract of land to be declared as a condominium or a platted lot declared as a condominium.

(e)  A county may ensure that a plat for a condominium has adequate public street frontage or utility easements to serve the condominium.

SECTION 2.  The changes in law made by this Act apply only to a condominium declaration filed on or after the effective date of this Act.

SECTION 3.  This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2021.