

By: Cyrier

H.B. No. 2947

A BILL TO BE ENTITLED

AN ACT

relating to the regulation of recreational vehicle rental communities.

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

SECTION 1. The heading to Section 232.007, Local Government Code, is amended to read as follows:

Sec. 232.007. MANUFACTURED HOME RENTAL COMMUNITIES AND RECREATIONAL VEHICLE RENTAL COMMUNITIES.

SECTION 2. Section 232.007, Local Government Code, is amended by amending Subsections (a), (b), (c), (d), (e), (g), and (h) and adding Subsections (c-1) and (f-1) to read as follows:

(a) In this section:

(1) "Business day" means a day other than a Saturday, Sunday, or holiday recognized by this state.

(2) "Manufactured home rental community" means a plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.

(3) "Recreational vehicle" has the meaning assigned by Section 522.004, Transportation Code. The term includes a park model recreational vehicle.

(4) "Recreational vehicle rental community" means a plot or tract of land that is separated into two or more spaces or

1 lots that are rented, leased, or offered for rent or lease for a
2 term of less than 60 months without a purchase option to
3 recreational vehicles for use and occupancy as temporary
4 residences.

5 (5) "Rental community" means a manufactured home
6 rental community or a recreational vehicle rental community.

7 [~~(2) "Business day" means a day other than a Saturday,~~
8 ~~Sunday, or holiday recognized by this state.]~~

9 (b) A [~~manufactured home~~] rental community is not a
10 subdivision, and Sections 232.001-232.006 do not apply to the
11 community.

12 (c) After a public hearing and after notice is published in
13 a newspaper of general circulation in the county, the commissioners
14 court of a county, by order adopted and entered in the minutes of
15 the commissioners court, may establish minimum infrastructure
16 standards for [~~manufactured home~~] rental communities located in the
17 county outside the limits of a municipality. The minimum standards
18 may include only:

19 (1) reasonable specifications to provide adequate
20 drainage in accordance with standard engineering practices,
21 including specifying necessary drainage culverts and identifying
22 areas included in the 100-year flood plain;

23 (2) reasonable specifications for providing an
24 adequate public or community water supply, including specifying the
25 location of supply lines, in accordance with Subchapter C, Chapter
26 341, Health and Safety Code;

27 (3) reasonable requirements for providing access to

1 sanitary sewer lines, including specifying the location of sanitary
2 sewer lines, or providing adequate on-site sewage facilities in
3 accordance with Chapter 366, Health and Safety Code;

4 (4) a requirement for the preparation of a survey
5 identifying the proposed [~~manufactured-home~~] rental community
6 boundaries and any significant features of the community, including
7 the proposed location of [~~manufactured-home~~] rental community
8 spaces, utility easements, and dedications of rights-of-way; and

9 (5) reasonable specifications for streets or roads in
10 the [~~manufactured~~] rental [~~home~~] community to provide ingress and
11 egress access for fire and emergency vehicles.

12 (c-1) Standards adopted by the commissioners court under
13 Subsection (c) for a recreational vehicle rental community may not
14 be more stringent than:

15 (1) the standards adopted for the community by a
16 special district that provides utility services to the community,
17 if applicable; or

18 (2) for a standard adopted under Subsection (c)(5),
19 the standards adopted for the community by an emergency services
20 district that serves the community, if applicable.

21 (d) The commissioners court may not adopt minimum
22 infrastructure standards that are more stringent than requirements
23 adopted by the commissioners court for subdivisions. Subject to
24 Subsection (c-1), the [~~The~~] commissioners court may only adopt
25 minimum infrastructure standards for ingress and egress access by
26 fire and emergency vehicles that are reasonably necessary.

27 (e) If the commissioners court adopts minimum

1 infrastructure standards for [~~manufactured home~~] rental
2 communities, the owner of land located outside the limits of a
3 municipality who intends to use the land for a [~~manufactured home~~]
4 rental community must have an infrastructure development plan
5 prepared that complies with the minimum infrastructure standards
6 adopted by the commissioners court under Subsection (c).

7 (f-1) The owner of a proposed recreational vehicle rental
8 community shall submit an infrastructure development plan to the
9 county engineer or another person designated by the commissioners
10 court for approval. The following sections apply to the
11 infrastructure development plan in the same way those sections
12 apply to a plat application:

13 (1) Sections 232.0025(d), (d-1), (f), (g), (h), and
14 (i);

15 (2) Section 232.0026;

16 (3) Section 232.0027;

17 (4) Section 232.0028; and

18 (5) Section 232.0029.

19 (g) Construction of a proposed [~~manufactured home~~] rental
20 community may not begin before the date the county engineer or
21 another person designated by the commissioners court approves the
22 infrastructure development plan. The commissioners court may
23 require inspection of the infrastructure during or on completion of
24 its construction. If a final inspection is required, the final
25 inspection must be completed not later than the second business day
26 after the date the commissioners court or the person designated by
27 the commissioners court receives a written confirmation from the

1 owner that the construction of the infrastructure is complete. If
2 the inspector determines that the infrastructure complies with the
3 infrastructure development plan, the commissioners court shall
4 issue a certificate of compliance not later than the fifth business
5 day after the date the final inspection is completed. If a final
6 inspection is not required, the commissioners court shall issue a
7 certificate of compliance not later than the fifth business day
8 after the date the commissioners court or the person designated by
9 the commissioners court receives written certification from the
10 owner that construction of the infrastructure has been completed in
11 compliance with the infrastructure development plan.

12 (h) A utility may not provide utility services, including
13 water, sewer, gas, and electric services, to a [~~manufactured home~~]
14 rental community subject to an infrastructure development plan or
15 to a manufactured home or recreational vehicle in the community
16 unless the owner provides the utility with a copy of the certificate
17 of compliance issued under Subsection (g). This subsection applies
18 only to:

- 19 (1) a municipality that provides utility services;
20 (2) a municipally owned or municipally operated
21 utility that provides utility services;
22 (3) a public utility that provides utility services;
23 (4) a nonprofit water supply or sewer service
24 corporation organized and operating under Chapter 67, Water Code,
25 that provides utility services;
26 (5) a county that provides utility services; and
27 (6) a special district or authority created by state

1 law that provides utility services.

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