

By: Blanco

S.B. No. 848

A BILL TO BE ENTITLED

AN ACT

relating to the conveyance of property by a municipality for the public purpose of economic development.

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

SECTION 1. Chapter 253, Local Government Code, is amended by adding Section 253.0125 to read as follows:

Sec. 253.0125. CONVEYANCE OF PROPERTY FOR ECONOMIC DEVELOPMENT PURPOSES. (a) This section applies only to an entity and a municipality that have entered into an economic development agreement authorized by Chapter 380.

(b) Notwithstanding Section 253.008 or 272.001(a) or other law, a municipality, except as provided by Subsection (d) of this section, may transfer to an entity real property or an interest in real property for consideration described by this section.

(c) Consideration for a transfer authorized by this section is in the form of an agreement between the parties that requires the entity to use the property in a manner that primarily promotes a public purpose of the municipality relating to economic development. The agreement must include provisions under which the municipality is granted sufficient control to ensure that the public purpose is accomplished and the municipality receives the return benefit.

(d) A municipality may not transfer for consideration authorized by this section real property or an interest in real

1 property the municipality owns, holds, or claims as a public square
2 or park.

3 (e) Before making a transfer under an agreement as provided
4 by this section, the municipality shall provide notice to the
5 general public published in a newspaper of general circulation in
6 the county in which the property is located or, if there is no such
7 newspaper, by any means for the municipality to provide public
8 notice authorized by statute or by ordinance of the municipality.

9 The notice must:

10 (1) include a description of the real property,
11 including its location;

12 (2) be provided within 10 days before the date the
13 property or an interest in the property is transferred; and

14 (3) be published for two separate days within the
15 period prescribed by Subdivision (2), if the notice is published in
16 a newspaper.

17 (f) A municipality may transfer under this section real
18 property that was acquired by the municipality from the previous
19 owner by the exercise of eminent domain authority or the threat of
20 the exercise of eminent domain authority only if:

21 (1) the municipality offers the previous owner an
22 opportunity to repurchase the real property at the current market
23 value and the previous owner declines the offer; or

24 (2) the municipality cannot locate the previous owner
25 with reasonable effort.

26 (g) This section does not constitute a grant or expansion of
27 eminent domain authority.

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