

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

1 this Act.

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.