By:  Craddick H.B. No. 3947

A BILL TO BE ENTITLED

AN ACT

relating to the improper taxation of properties in certain areas that do not receive full municipal services.

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

SECTION 1.  Subchapter G, Chapter 43, Local Government Code, is amended by adding Section 43.1415 to read as follows:

Sec. 43.1415.  TAXATION OF PROPERTIES IN CERTAIN AREAS NOT RECEIVING FULL MUNICIPAL SERVICES. (a) In this section, "full municipal services" means:

(1)  the provision of police protection;

(2)  the provision of fire protection, including fire hydrants;

(3)  the provision of emergency medical services;

(4)  the provision of solid waste collection, other than those services that a municipality is not required to provide under Section 43.056(o) to an area, lot, or tract subject to that section;

(5)  the operation and maintenance of water and wastewater facilities; and,

(6)  the operation and maintenance of roads and streets.

(b)  This section does not apply to an area, lot, or tract for which a Home Rule municipality:

(1)  is not currently required to provide full municipal services under a service plan described by Section 43.056; or

(2)  has entered into a regulatory plan or other written agreement to extend the time for providing or waive provision of full municipal services.

(c)  Notwithstanding the requirement of Sec. 43.056(l), any area, lot, or tract in which the home-rule municipality is not providing or causing the provision of full municipal services is automatically disannexed.

(1)  If a home-rule municipality fails or refuses to recognize the disannexation of an area, lot, or tract under this section, a person owning real property wholly or partly located in the area, lot, or tract may bring an action against the municipality to recognize the disannexation of the portion of the property previously located in the municipality. If the person prevails, the person may recover attorney's fees and court costs resulting from bringing the action.

(2)  A municipality's governmental immunity to suit and governmental immunity from liability are waived to the extent of liability created by this section.

SECTION 2.  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, 2023.