

By: Guillen, Cain

H.B. No. 2970

A BILL TO BE ENTITLED

AN ACT

relating to the municipal regulation of HUD-code manufactured homes.

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

SECTION 1. Section 1201.008, Occupations Code, is amended by adding Subsections (g), (h), (i), (j), and (k) to read as follows:

(g) Notwithstanding any other law, other than Subsections (h), (i), and (k), a municipality shall allow the placement of a new HUD-code manufactured home as a permitted use in all zoning classifications that allow detached residential single-family or duplex dwellings, if the owner of the HUD-code manufactured home elects to treat the manufactured home as real property under Section 1201.2055.

(h) A municipality may adopt an ordinance, regulation, or other measure that requires a new HUD-code manufactured home elected to be treated as real property and used as a single-family or duplex dwelling to:

(1) have a value equal to or greater than the median taxable value of each single-family dwelling located within 500 feet of the lot on which the new HUD-code manufactured home is proposed to be placed, as determined by the most recent certified tax appraisal roll for the properties;

(2) have exterior siding, roofing, foundation fascia,

and fenestration compatible with each single-family dwelling located within 500 feet of the lot on which the new HUD-code manufactured home is proposed to be placed;

(3) comply with the municipality's aesthetic, building setback, side and rear yard offset, subdivision control, architectural landscaping, square footage, and other site requirements that would apply to a single-family dwelling constructed on the site; or

(4) be securely placed on a permanent foundation system.

(i) For purposes of Subsection (h), the value of a HUD-code manufactured home is the taxable or initial sales value of the HUD-code manufactured home and the value of the lot after the placement of the HUD-code manufactured home on the lot.

(j) A municipality may not adopt or enforce an ordinance, regulation, or other measure that imposes a requirement on a new HUD-code manufactured home elected to be treated as real property under Section [1201.2055](#) that is more stringent than the regulations that would apply to a new single-family or duplex dwelling constructed on the site.

(k) This section does not:

(1) limit the authority of a municipality to adopt an ordinance, regulation, or other measure to protect historic properties or historic districts; or

(2) affect deed restrictions.

SECTION 2. This Act takes effect September 1, 2023.