

By: Guillen

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,

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

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

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

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

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

21 (k) This section does not:

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

25 (2) affect deed restrictions.

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