By: Dutton H.B. No. 5092

## A BILL TO BE ENTITLED

- 1 AN ACT
- 2 relating to formation, funding, and support of and the
- 3 applicability of certain laws to charter schools.
- 4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
- 5 SECTION 1. The heading to Section 12.052, Education Code,
- 6 is amended to read as follows:
- 7 Sec. 12.052. <u>PETITION DRIVEN AUTHORIZATION</u>.
- 8 SECTION 2. Section 12.052(a), Education Code, is amended to
- 9 read as follows:
- 10 (a) In accordance with this subchapter, the board of
- 11 trustees of a school district or the governing body of a home-rule
- 12 school district shall grant or deny, through a public vote of the
- 13 board of trustees or governing body, a charter to parents and
- 14 teachers for a campus, two or more campuses, or a program on a
- 15 campus if the board is presented with a petition signed by:
- 16 (1) the parents of a majority of the students at the
- 17 [that] school campus or at each campus, as applicable; and
- 18 (2) a majority of the classroom teachers at  $\underline{\text{the}}$  [that]
- 19 school campus or at each campus, as applicable.
- SECTION 3. The heading to Section 12.0521, Education Code,
- 21 is amended to read as follows:
- 22 Sec. 12.0521. <u>DISTRICT CHARTER</u> [ALTERNATIVE]
- 23 AUTHORIZATION.
- SECTION 4. Section 12.0521, Education Code, is amended by

- 1 amending Subsections (a) and (b) and adding Subsections (d), (e),
- 2 and (f) to read as follows:
- 3 (a) Notwithstanding Section 12.052, in accordance with this
- 4 subchapter and in the manner provided by this section, the board of
- 5 trustees of a school district or the governing body of a home-rule
- 6 school district may grant a charter for:
- 7 (1) a new district campus; [<del>or</del>]
- 8 (2) a program that is operated:
- 9 (A) by an entity that has entered into a contract
- 10 with the district under Section 11.157 to provide educational
- 11 services to the district through the campus or program; and
- 12 (B) at a facility located in the boundaries of
- 13 the district; or
- 14 (3) an existing district campus.
- 15 (b) A student's parent or guardian may choose to enroll the
- 16 student at a campus or in a program under this section. A school
- 17 district may not assign a student to a campus or program under this
- 18 section unless the student's parent or guardian has voluntarily
- 19 enrolled the student at the campus or in the program. A student's
- 20 parent or guardian may, at any time, remove the student from a
- 21 campus or program under this section and enroll the student at the
- 22 campus to which the student would ordinarily be assigned. If the
- 23 campus to which the student would ordinarily be assigned is also a
- 24 campus operated under a charter, the student's parent or guardian
- 25 may enroll the student at another available campus in the district
- 26 that is appropriate for the student's grade and is not operated
- 27 under a charter.

- 1 (d) A district charter may be granted to a campus,
- 2 regardless of the performance rating under Subchapter C, Chapter
- 3 39, assigned to that campus in the previous school year.
- 4 (e) A charter granted under this section is not considered
- 5 for purposes of the limit on the number of charters for
- 6 open-enrollment charter schools imposed by Section 12.101.
- 7 (f) The commissioner may adopt rules as necessary for the
- 8 administration of this section.
- 9 SECTION 5. Section 12.0531, Education Code, is amended to
- 10 read as follows:
- 11 Sec. 12.0531. PERFORMANCE CONTRACT; DURATION OF CHARTER.
- 12 (a) If a charter is granted under this subchapter, the board of
- 13 trustees of the school district that granted the charter shall
- 14 enter into a performance contract with the principal or equivalent
- 15 chief operating officer of the campus or program. The performance
- 16 contract must specify enhanced authority granted to the principal
- 17 or equivalent officer in order to achieve the academic goals that
- 18 must be met by campus or program students. A charter granted under
- 19 this subchapter expires 10 years from the date the charter is
- 20 granted unless the specified goals are substantially met, as
- 21 determined by the board of trustees of the school district that
- 22 granted the charter.
- 23 (b) A charter granted pursuant to a contract between a
- 24 school district and an entity granted a charter under this
- 25 subchapter as authorized by Section 11.174(a)(2) must be granted to
- 26 a school district campus for a term of not less than three years.
- 27 The term of the charter may be shortened by an action authorized

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under Chapter 39A, except for the charter granted to a campus
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   against which the commissioner may not impose a sanction or take
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   action pursuant to Section 11.174(f). A charter described by this
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   subsection may be placed on probation or revoked in accordance with
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5
   Section 12.064.
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          SECTION 6. Section 12.056(b), Education Code, as amended by
7
   Chapters 887 (S.B. 1697), 974 (S.B. 2081), and 1046 (S.B. 1365),
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   Acts of the 87th Legislature, Regular Session, 2021, is reenacted
   and amended to read as follows:
          (b) A campus or program for which a charter is granted under
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   this subchapter is subject to Sections 12.104(b), (b-2), and (b-3),
11
   and Sections 12.104(b-1), (b-4), and (c) apply to the campus or
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   program, as if the campus or program is an open-enrollment charter
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14
   school [÷
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               [(1) a provision of this title establishing a criminal
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   offense; and
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               [(2) a prohibition, restriction, or requirement,
   applicable, imposed by this title or a rule adopted under this
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19
   title, relating to:
                    [(A) the Public Education Information Management
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   System (PEIMS) to the extent necessary to monitor compliance with
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   this subchapter as determined by the commissioner;
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23
                    [(B) criminal history records under Subchapter
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   C, Chapter 22;
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                    (C) high school graduation under
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special education programs under Subchapt

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28.025:

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1
  A, Chapter 29;
                    [(E) bilingual education under Subchapter Br
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 3
   Chapter 29;
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                    [(F) prekindergarten programs under Subchapter
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   E, Chapter 29, except class size limits for prekindergarten classes
   imposed under Section 25.112, which do not apply;
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 7
                    [(G) extracurricular activities under Section
8
   33.081;
                    [(H) health and safety under Chapter 38;
 9
10
                    [(I) the provisions of Subchapter A, Chapter 39;
                    [(J) public school accountability and special
11
   investigations under Subchapters A, B, C, D, F, and J, Chapter 39,
12
   and Chapter 39A;
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14
                    [(K) the duty to discharge or refuse to hire
15
   certain employees or applicants for employment under Section
   12.1059; and
16
17
                    [(K) parental options to retain a student under
   Section 28.02124].
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          SECTION 7. Section 12.057(c), Education Code, is amended to
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   read as follows:
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          (c) A campus or program granted a charter under Section
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   12.052 or [\tau] 12.0521(a)(1)[\tau or 12.053] is immune from liability
22
   to the same extent as a school district, and its employees and
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   volunteers are immune from liability to the same extent as school
   district employees and volunteers.
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          SECTION 8. Section 12.062, Education Code, is amended to
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   read as follows:
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- 1 Sec. 12.062. REVISION. (a) A charter granted under Section
- 2 12.052 [or 12.053] may be revised:
- 3 (1) with the approval of the board of trustees that
- 4 granted the charter; and
- 5 (2) on a petition signed by a majority of the parents
- 6 and a majority of the classroom teachers at the campus, at each
- 7 <u>campus</u>, or in the program, as applicable.
- 8 (b) A charter granted under Section 12.0521 may be revised
- 9 with the approval of the board of trustees that granted the charter,
- 10 and if applicable, the approval of the board of trustees or chief
- 11 operating officer of the partnering school district, campus, or
- 12 program. [A charter may be revised under this subsection only
- 13 before the first day of instruction of a school year or after the
- 14 final day of instruction of a school year.
- 15 SECTION 9. Section 12.063, Education Code, is amended to
- 16 read as follows:
- 17 Sec. 12.063. BASIS FOR PLACEMENT ON PROBATION OR
- 18 REVOCATION. (a) A board of trustees may place on probation or
- 19 revoke a charter it grants if the board determines that the campus,
- 20 <u>campuses</u>, or program:
- 21 (1) committed a material violation of the charter,
- 22 including by failure to comply with the duty to discharge or refuse
- 23 to hire certain employees or applicants for employment, as provided
- 24 by Section 12.0631;
- 25 (2) failed to satisfy generally accepted accounting
- 26 standards of fiscal management; or
- 27 (3) failed to comply with this subchapter, another

- 1 law, or a state agency rule.
- 2 (b) The action the board takes under Subsection (a) shall be
- 3 based on the best interest of campus or program students, the
- 4 severity of the violation, and any previous violation the campus,
- 5 campuses, or program has committed.
- 6 SECTION 10. Section 12.064(b), Education Code, is amended
- 7 to read as follows:
- 8 (b) The procedure adopted under Subsection (a) must provide
- 9 an opportunity for a hearing to the campus or program for which a
- 10 charter is granted under this subchapter and to parents and
- 11 guardians of students at the campus or in the program. A hearing
- 12 under this subsection must be held on a charter [the] campus or on
- 13 the campus operating the [one of the campuses in the case of a
- 14 cooperative] charter program.
- 15 SECTION 11. Section 12.065, Education Code, is amended by
- 16 amending Subsection (a) and adding Subsection (c) to read as
- 17 follows:
- 18 (a) Except as provided by Subsection (c), eligibility
- 19 [Eligibility] criteria for admission of students to the campus or
- 20 program for which a charter is granted under this subchapter must
- 21 give priority on the basis of geographic and residency
- 22 considerations. After priority is given on those bases, secondary
- 23 consideration may be given to a student's age, grade level, or
- 24 academic credentials in general or in a specific area, as necessary
- 25 for the type of program offered.
- 26 (c) A campus or program may enter into an agreement with and
- 27 provide for enrollment preferences to children of employees of a

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- 1 business and industry partner in the same manner as an
- 2 open-enrollment charter school under Section 12.117(e) if the
- 3 business and industry partner provides donations described by
- 4 Section 12.117(g) to the campus or program in an amount equal to at
- 5 least 50 percent of the funds the campus or program is annually
- 6 entitled to under Section 12.106.
- 7 SECTION 12. Section 12.101(b-0), Education Code, is amended
- 8 to read as follows:
- 9 (b-0) The commissioner shall notify the State Board of
- 10 Education of each charter the commissioner proposes to grant under
- 11 this subchapter. Unless, before the 90th day after the date on
- 12 which the board receives the notice from the commissioner,
- 13 two-thirds [a majority] of the members of the board [present and
- 14 voting vote against the grant of that charter, the commissioner's
- 15 proposal to grant the charter takes effect. The board may not
- 16 deliberate or vote on any grant of a charter that is not proposed by
- 17 the commissioner.
- 18 SECTION 13. Section 12.1058, Education Code, is amended by
- 19 amending Subsection (c) and adding Subsections (d), (d-1), (d-2),
- 20 and (d-3) to read as follows:
- 21 (c) Notwithstanding Subsection (a) or (b), an
- 22 open-enrollment charter school operated by a tax exempt entity as
- 23 described by Section 12.101(a)(3) is not considered to be a
- 24 political subdivision, local government, or local governmental
- 25 entity unless:
- 26 (1) a [the applicable] statute specifically states
- 27 that the statute applies to an open-enrollment charter school; or

- 1 (2) a provision in this chapter states that a specific
- 2 statute applies to an open-enrollment charter school.
- 3 (d) A political subdivision other than a school district
- 4 shall consider an open-enrollment charter school a school district
- 5 for purposes of zoning, project permitting, platting and replatting
- 6 processes, business licensing, franchises, utility services,
- 7 eminent domain, signage, subdivision regulation, property
- 8 development projects, the requirements for posting bonds or
- 9 securities, contract requirements, land development standards as
- 10 provided by Section 212.902, Local Government Code, tree and
- 11 vegetation regulations, regulations of architectural features of a
- 12 structure, construction of fences, landscaping, garbage disposal,
- 13 <u>noise levels, fees or other assessments, and construction or site</u>
- 14 <u>development work.</u> An open-enrollment charter school does not have
- 15 the power of eminent domain.
- 16 (d-1) A political subdivision other than a school district
- 17 may not take any action that prohibits an open-enrollment charter
- 18 school from operating a public school campus, educational support
- 19 facility, athletic facility, or administrative office within the
- 20 political subdivision's jurisdiction or on any specific property
- 21 <u>located within the jurisdiction of the political subdivision that</u>
- 22 it could not take against a school district. A political
- 23 <u>subdivision other than a school district shall grant approval in</u>
- 24 the same manner and follow the same timelines as if the charter
- 25 school were a school district located in that political
- 26 subdivision's jurisdiction.
- 27 (d-2) This section applies to both owned and leased property

- 1 of the open-enrollment charter school under Section 12.128.
- 2 (d-3) Except as provided by this section, this section does
- 3 not affect the authority granted by state law to a political
- 4 subdivision to regulate an open-enrollment charter school
- 5 regarding health and safety ordinances.
- 6 SECTION 14. Sections 12.106(a) and (i), Education Code, are 7 amended to read as follows:
- 8 (a) A charter holder is entitled to receive for the
- 9 open-enrollment charter school funding under Chapter 48 equal to
- 10 the amount of funding per student in weighted average daily
- 11 attendance to which the charter holder would be entitled for the
- 12 school under Chapter 48 if the school were a school district without
- 13 <u>a tier one local share for purposes of Section 48.266</u>, excluding:
- 14 (1) the adjustment under Section 48.052;
- 15 (2)  $[\tau]$  the funding under Sections 48.101 and  $[\tau]$
- 16  $\frac{48.110_{7}}{1}$  48.111; [7] and
- 17 (3) [48.112, and] enrichment funding under Section
- 18 48.202(a)[, to which the charter holder would be entitled for the
- 19 school under Chapter 48 if the school were a school district without
- 20 a tier one local share for purposes of Section 48.266].
- 21 (i) The agency may approve a transfer of a charter holder's
- 22 remaining funds to another charter holder, a school district
- 23 operating a charter school under Subchapter C, or a public junior or
- 24 senior college operating a charter school under Subchapter E if the
- 25 entity [charter holder] receiving the funds has not received notice
- 26 of the expiration or revocation of the entity's [the charter
- 27 holder's charter [for an open-enrollment charter school] or notice

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- 1 of a reconstitution of the governing body of the charter holder
- 2 under Section 12.1141 or 12.115 and satisfies any other
- 3 qualification provided by a rule adopted by the commissioner under
- 4 Subsection (j).
- 5 SECTION 15. Section 12.110(d), Education Code, is amended
- 6 to read as follows:
- 7 (d) The commissioner shall approve or deny an application
- 8 based on:
- 9 (1) documented evidence collected through the
- 10 application review process;
- 11 (2) merit; and
- 12 (3) other criteria as adopted by the commissioner,
- 13 which must include:
- 14 (A) criteria relating to the capability of the
- 15 applicant to carry out the responsibilities provided by the charter
- 16 and the likelihood that the applicant will operate a school of high
- 17 quality; and
- 18 (B) criteria relating to improving student
- 19 performance and encouraging innovative programs[; and
- 20 [<del>(C)</del> a statement from any school district whose
- 21 enrollment is likely to be affected by the open-enrollment charter
- 22 school, including information relating to any financial difficulty
- 23 that a loss in enrollment may have on the district].
- SECTION 16. Section 12.1101, Education Code, is amended to
- 25 read as follows:
- Sec. 12.1101. NOTIFICATION OF CHARTER APPLICATION OR
- 27 ESTABLISHMENT OF CAMPUS. (a) The commissioner by rule shall adopt

- 1 a procedure for providing notice to the following persons [on
- 2 receipt by the commissioner of an application for a charter for an
- 3 open-enrollment charter school submitted under Section 12.110 or of
- 4 notice of the establishment of a campus as authorized under Section
- 5 12.101(b-4):
- 6 (1) the superintendent and the board of trustees of
- 7 each school district from which the proposed open-enrollment
- 8 charter school or campus is likely to draw students, as determined
- 9 by the commissioner; and
- 10 (2) each member of the legislature that represents the
- 11 geographic area to be served by the proposed school or campus, as
- 12 determined by the commissioner.
- (b) The commissioner by rule shall adopt a procedure for
- 14 providing notice of the approval of an expansion amendment under
- 15 <u>Section 12.114 to the superintendent and the board of trustees of</u>
- 16 <u>each school district from which a new campus or the expansion of an</u>
- 17 existing campus proposed by the expansion amendment is likely to
- 18 draw students, as determined by the commissioner.
- 19 SECTION 17. Section 12.114(d), Education Code, is amended
- 20 to read as follows:
- 21 (d) A charter holder may submit a request for approval for
- 22 an expansion amendment up to 36 [18] months before the date on which
- 23 the expansion will be effective. A request for approval of an
- 24 expansion amendment does not obligate the charter holder to
- 25 complete the proposed expansion.
- SECTION 18. The heading to Section 12.117, Education Code,
- 27 is amended to read as follows:

- Sec. 12.117. ADMISSION; SUPPORT BY BUSINESS AND INDUSTRY

  PARTNER.
- 3 SECTION 19. Section 12.117, Education Code, is amended by
- 4 amending Subsections (a) and (d) and adding Subsections (e), (f),
- 5 and (g) to read as follows:
- 6 (a) For admission to an open-enrollment charter school, the 7 governing body of the school shall:
- 8 (1) require the applicant to complete and submit the
- 9 common admission application form described by Section 12.1173 not
- 10 later than a reasonable deadline the school establishes; and
- 11 (2) on receipt of more acceptable applications for
- 12 admission under this section than available positions in the
- 13 school:
- 14 (A) prioritize admitting:
- (i) a child who attended the school the
- 16 previous year;
- 17 (ii) a child who is a sibling of a student
- 18 admitted to the school; or
- 19 <u>(iii)</u> subject to Subsection (e), the child
- 20 of a permanent employee of a business and industry partner under
- 21 that subsection, if applicable; and
- 22 (B) after admitting any eligible applicant
- 23 <u>described by Paragraph (A):</u>
- 24 <u>(i)</u> fill the <u>remaining</u> available positions
- 25 by lottery; or
- 26 (ii) [<del>(B)</del>] subject to Subsection (b), fill
- 27 the remaining available positions in the order in which

- 1 applications received before the application deadline were
- 2 received.
- 3 (d) Notwithstanding Section 12.111(a)(13), an
- 4 open-enrollment charter school may admit a child of an employee or
- 5 business and industry partner of the school as provided by this
- 6 section regardless of whether the child resides in the geographic
- 7 area served by the school.
- 8 <u>(e) An open-enrollment charter school may establish a</u>
- 9 partnership with a business and industry partner for the support of
- 10 the school or a campus of the school by entering into a memorandum
- 11 of understanding described by Subsection (f) with that partner.
- 12 The memorandum of understanding under Subsection (f) must establish
- 13 the maximum enrollment that may be reserved for children of
- 14 permanent employees of the business and industry partner, which may
- 15 not be more than 50 percent of the total enrollment capacity of the
- 16 school or campus supported by the business and industry partner.
- 17 The school or campus may not, and a memorandum of understanding
- 18 entered into under Subsection (f) may not authorize or require the
- 19 school or campus to, unenroll a student who is enrolled at the
- 20 school in a school year or refuse to reenroll a student who was
- 21 enrolled at the school during the previous school year to create an
- 22 available position for the enrollment of a child of a partner
- 23 <u>employee</u>.
- 24 (f) A memorandum of understanding between an
- 25 open-enrollment charter school and a business and industry partner
- 26 must specify the methods by which the business and industry partner
- 27 will support the charter school. Support provided by a business and

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   industry partner:
2
               (1) must include a donation of funds or services under
 3
   Subdivision (2) equal to a value of at least 50 percent of the funds
   the school campus is entitled to annually under Section 12.106; and
4
 5
               (2) may include:
6
                    (A) internships;
7
                    (B) career counseling;
8
                    (C) academic tutoring; and
                    (D) enrichment activities.
9
          (g) The commissioner shall adopt rules as necessary to
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   implement Subsections (e) and (f), including rules for
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12
   qualification as a business and industry partner. The rules must
   permit a business and industry partner to be a corporation, limited
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14
   liability company, partnership, or other private or public entity.
15
   In adopting rules regarding required donations to qualify as a
   business and industry partner, the commissioner shall consider the
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   following types of donations as permissible:
               (1) real property on which the school or school campus
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   is built;
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               (2) a building or space used by the school or campus at
21
   no cost;
               (3) funds, materials, or labor for renovations to
22
   existing school or campus buildings; and
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               (4) capital improvements to the school or campus,
   including investments in technology.
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          SECTION 20. Section 12.1284(a), Education Code, is amended
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   to read as follows:
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- 1 (a) After extinguishing all payable obligations owed by an
- 2 open-enrollment charter school that ceases to operate, including a
- 3 debt described by Section 12.128(e), a former charter holder shall:
- 4 (1) remit to the agency:
- 5 (A) any remaining funds described by Section
- 6 12.106(h); and
- 7 (B) any state reimbursement amounts from the sale
- 8 of property described by Section 12.128; or
- 9 (2) transfer the remaining funds to another charter
- 10 holder, a school district operating a charter school under
- 11 Subchapter C, or a public junior or public senior college operating
- 12 <u>a charter school under Subchapter E, as provided by</u> [under] Section
- 13 12.106(i).
- SECTION 21. Section 12.141(a), Education Code, is amended
- 15 to read as follows:
- 16 (a) The agency shall deposit funds received under Sections
- 17 12.106, 12.128, 12.1281, 12.1283, and 12.1284 into the charter
- 18 school liquidation fund and may use the funds to:
- 19 (1) pay expenses relating to managing and closing an
- 20 open-enrollment charter school that ceases to operate, including:
- 21 (A) maintenance of the school's student and other
- 22 records; [and]
- (B) the agency's personnel costs associated with
- 24 managing and closing the school; and
- (C) the agency's costs in conducting a special
- 26 investigation of an open-enrollment charter school under Section
- 27 39.004;

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- 1 (2) dispose of property described by Section 12.128;
- 2 and
- 3 (3) maintain property described by Section 12.128,
- 4 including expenses for insurance, utilities, maintenance, and
- 5 repairs.
- 6 SECTION 22. Section 29.171, Education Code, is amended by
- 7 adding Subsection (d) to read as follows:
- 8 (d) A school district or open-enrollment charter school
- 9 that partners with a private prekindergarten program may use a
- 10 facility or location for the program if the facility or location
- 11 complies with any municipal ordinance applicable to the operation
- 12 of a private prekindergarten program, if any have been adopted by
- 13 the municipality in which the facility or location is located.
- SECTION 23. Section 39A.105(a), Education Code, is amended
- 15 to read as follows:
- 16 (a) A campus turnaround plan must include:
- 17 (1) details on the method for restructuring,
- 18 reforming, or reconstituting the campus;
- 19 (2) a detailed description of the academic programs to
- 20 be offered at the campus, including:
- 21 (A) instructional methods;
- 22 (B) length of school day and school year;
- (C) academic credit and promotion criteria; and
- (D) programs to serve special student
- 25 populations;
- 26 (3) if a district charter is to be granted for the
- 27 campus under Section 12.0521 [12.0522]:

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- 1 (A) the term of the charter; and
- 2 (B) information on the implementation of the
- 3 charter;
- 4 (4) written comments from:
- 5 (A) the campus-level committee established under
- 6 Section 11.251, if applicable;
- 7 (B) parents; and
- 8 (C) teachers at the campus; and
- 9 (5) a detailed description of the budget, staffing,
- 10 and financial resources required to implement the plan, including
- 11 any supplemental resources to be provided by the school district or
- 12 other identified sources.
- 13 SECTION 24. Subchapter A, Chapter 48, Education Code, is
- 14 amended by adding Section 48.012 to read as follows:
- 15 Sec. 48.012. ENROLLMENT TRANSPARENCY REPORT. The agency
- 16 shall annually prepare and publish a report indicating the amount
- 17 of local revenue in excess of entitlement that each school district
- 18 would have received if each student in the attendance zone of the
- 19 district who was enrolled during the school year in an
- 20 open-enrollment charter school or in a different school district
- 21 had instead enrolled in that district.
- 22 SECTION 25. Section 212.001, Local Government Code, is
- 23 amended by adding Subdivision (1-a) to read as follows:
- 24 (1-a) "Open-enrollment charter school" means a school
- 25 granted a charter under Subchapter C, D, or E, Chapter 12, Education
- 26 Code.
- 27 SECTION 26. Section 212.902, Local Government Code, is

- 1 amended to read as follows:
- 2 Sec. 212.902. SCHOOL DISTRICT AND OPEN-ENROLLMENT CHARTER
- 3 SCHOOL LAND DEVELOPMENT STANDARDS. (a) This section applies to an
- 4 <u>agreement</u> [<del>agreements</del>] between <u>a</u> school <u>district or</u>
- 5 open-enrollment charter school [districts] and a [any]
- 6 municipality which has annexed territory for limited purposes.
- 7 (b) On request by a school district or open-enrollment
- 8 charter school, a municipality shall enter an agreement with the
- 9 board of trustees of the school district or the governing body of
- 10 the open-enrollment charter school to establish review fees, review
- 11 periods, and land development standards ordinances and to provide
- 12 alternative water pollution control methodologies for school
- 13 buildings constructed by the school district or open-enrollment
- 14 charter school. The agreement shall include a provision exempting
- 15 the district or charter school from all land development ordinances
- 16 in cases where the district or charter school is adding temporary
- 17 classroom buildings on an existing school campus.
- 18 (c) If the municipality and the school district or
- 19 open-enrollment charter school do not reach an agreement on or
- 20 before the 120th day after the date on which the municipality
- 21 receives the district's <u>or charter school's</u> request for an
- 22 agreement, proposed agreements by the [school] district or charter
- 23 school and the municipality shall be submitted to an independent
- 24 arbitrator appointed by the presiding district judge whose
- 25 jurisdiction includes the [school] district or charter school. The
- 26 arbitrator shall, after a hearing at which both the [school]
- 27 district or charter school and the municipality make presentations

- 1 on their proposed agreements, prepare an agreement resolving any
- 2 differences between the proposals. The agreement prepared by the
- 3 arbitrator will be final and binding upon both the [school]
- 4 district or charter school and the municipality. The cost of the
- 5 arbitration proceeding shall be borne equally by the [school]
- 6 district or charter school and the municipality.
- 7 (d) A school district or open-enrollment charter school
- 8 that requests an agreement under this section, at the time the
- 9 district or charter school [it] makes the request, shall send a copy
- 10 of the request to the commissioner of education. At the end of the
- 11 120-day period, the requesting district or charter school shall
- 12 report to the commissioner the status or result of negotiations
- 13 with the municipality. A municipality may send a separate status
- 14 report to the commissioner. The district or charter school shall
- 15 send to the commissioner a copy of each agreement between the
- 16 district or charter school and a municipality under this section.
- 17 (e) In this section, "land development standards" includes
- 18 impervious cover limitations, building setbacks, floor to area
- 19 ratios, building heights and coverage, water quality controls,
- 20 landscaping, development setbacks, compatibility standards,
- 21 traffic analyses <u>including traffic impact analyses</u>, vehicle
- 22 queuing, parking requirements, signage requirements, and driveway
- 23 cuts, if applicable.
- 24 (f) Nothing in this section shall be construed to limit the
- 25 applicability of or waive fees for fire, safety, health, or
- 26 building code ordinances of the municipality prior to or during
- 27 construction of school buildings, nor shall any agreement waive any

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   fee or
 1
             modify any ordinance of a municipality for
   administration, service, or athletic facility proposed
2
3
   construction by a school district or open-enrollment charter
4
   school.
         SECTION 27. Section 552.053, Local Government Code, is
5
   amended by amending Subsection (b) and adding Subsections (b-1) and
6
7
    (b-2) to read as follows:
8
          (b) The following may be exempt:
9
               (1) this state;
10
               (2) a county;
11
               (3) a municipality; or
12
               (4)
                   [a] school districts and open-enrollment charter
13
   schools [district].
14
         (b-1) For purposes of an exemption granted under Subsection
15
   (b)(4), the exemption must be granted to both school districts and
   open-enrollment charter schools.
16
17
         (b-2) For purposes of this section, "open-enrollment
   charter school" means a school granted a charter under Subchapter D
18
   or E, Chapter 12, Education Code.
19
         SECTION 28. The following provisions of the Education Code
20
   are repealed:
21
               (1) Section 12.0522;
22
23
               (2)
                    Section 12.053;
24
               (3)
                    Section 12.0532;
25
               (4)
                    Section 12.103(c);
               (5) Section 12.106(a-4); and
26
```

Section 39A.107(b).

(6)

27

- 1 SECTION 29. An exemption granted to a school district under
- 2 Section 552.053(b)(4), Local Government Code, as that section
- 3 existed before the effective date of this Act, automatically
- 4 extends to all open-enrollment charter schools located in the
- 5 municipality after the effective date of this Act unless the
- 6 municipality repeals the exemption before the effective date of
- 7 this Act.
- 8 SECTION 30. To the extent of any conflict, this Act prevails
- 9 over another Act of the 88th Legislature, Regular Session, 2023,
- 10 relating to nonsubstantive additions to and corrections in enacted
- 11 codes.
- 12 SECTION 31. This Act applies beginning with the 2023-2024
- 13 school year.
- 14 SECTION 32. This Act takes effect immediately if it
- 15 receives a vote of two-thirds of all the members elected to each
- 16 house, as provided by Section 39, Article III, Texas Constitution.
- 17 If this Act does not receive the vote necessary for immediate
- 18 effect, this Act takes effect September 1, 2023.