

## **BILL ANALYSIS**

Senate Research Center  
89R9542 JG-D

S.B. 731  
By: Miles  
Health & Human Services  
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As Filed

### **AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

Multifamily residential developments for seniors that are four stories or taller may experience inadequate water pressure, especially during emergencies, potentially endangering residents.

Residents on upper floors of a senior housing development may lack sufficient water pressure for essential needs such as hygiene or medical equipment use.

Housing developments that receive low-income housing tax credits and serve residents aged 55 and older should be required to install water pressure boosters to ensure adequate water supply to all floors during emergencies.

S.B. 731 mandates qualifying multifamily senior housing developments of four stories or more to be equipped with a water pressure booster capable of maintaining adequate water supply on all floors during emergencies. The Texas Department of Housing and Community Affairs overseeing low-income housing tax credits will enforce this requirement and may establish rules for implementation, ensuring the safety and well-being of senior residents.

As proposed, S.B. 731 amends current law relating to required water pressure boosters for certain housing developments that receive an allocation of low income housing tax credits.

### **RULEMAKING AUTHORITY**

Rulemaking authority is expressly granted to the Texas Department of Housing and Community Affairs in SECTION 1 (Section 2306.6741, Government Code) of this bill.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subchapter DD, Chapter 2306, Government Code, by adding Section 2306.6741, as follows:

Sec. 2306.6741. WATER PRESSURE BOOSTER REQUIRED. (a) Provides that this section applies only to a development that has received an allocation of low income housing tax credits under Subchapter DD (Low Income Housing Tax Credit Program), is a multifamily residential development whose residential units are reserved for individuals 55 years of age and older, and is four stories or more in height.

(b) Requires the Texas Department of Housing and Community Affairs (TDHCA) to require each development to which this section applies to be equipped with a water pressure booster capable of providing water to each floor of the development during an emergency.

(c) Authorizes TDHCA to adopt rules to implement this section.

SECTION 2. (a) Defines "development."

(b) Requires TDHCA to ensure that each development is in compliance with Section 2306.6741, Government Code, as added by this Act, not later than December 31, 2026. Authorizes TDHCA to establish a process to carry out this subsection in phases.

(c) Requires TDHCA, not later than March 1, 2027, to prepare and submit to the legislature a written report on the overall number of developments in compliance with Section 2306.6741, Government Code, as added by this Act, and for any development that is not in compliance with that section, the reason for the noncompliance and any actions taken by TDHCA to ensure compliance with that section.

SECTION 3. Effective date: September 1, 2025.