

## **BILL ANALYSIS**

Senate Research Center  
89R20670 JG-D

C.S.S.B. 731  
By: Miles  
Health & Human Services  
3/27/2025  
Committee Report (Substituted)

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

Multifamily residential developments for seniors that are four stories or taller may experience inadequate water pressure, particularly during emergencies, creating safety risks for residents. Low water pressure can hinder hygiene and sanitation, disrupt medical equipment use, and leave older adults vulnerable in critical situations. Senior residents in these developments may face delays in emergency response and reduced access to essential water services, exacerbating health and safety concerns.

C.S.S.B. 731 mandates that multifamily senior housing developments of four stories or more, receiving low-income housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA), be equipped with water pressure booster systems to ensure adequate water supply on all floors during emergencies.

#### **KEY PROVISIONS**

- Requiring installation of water pressure boosters in qualifying developments.
- Ensuring compliance through enforcement by TDHCA.
- Allowing rulemaking authority for TDHCA to implement and oversee the requirement effectively.
- Compliance for existing buildings is delayed until 2030.
- TDHCA must report on compliance by 2030.

C.S.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 whose construction is completed on or after January 1, 2026, complies with Section 2306.6741, Government Code, as added by this Act.

(c) Provides that, notwithstanding Section 2306.6741, Government Code, as added by this Act, a development whose construction is completed on or before December 31, 2025, is not required to comply with that section until January 1, 2030.

(d) Requires TDHCA, not later than March 1, 2030, 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.