

**BILL ANALYSIS**

S.B. 790  
By: Alvarado  
Natural Resources  
Committee Report (Unamended)

**BACKGROUND AND PURPOSE**

The bill sponsor has informed the committee that if there is even a small discrepancy between a tenant and an owner regarding a water or wastewater bill, the case must be resolved by the Public Utility Commission of Texas (PUC) through a drawn-out administrative process that may take months to resolve through administrative hearings, wasting time and money. S.B. 790 seeks to address this issue by authorizing the PUC to adopt a simplified procedure to resolve certain complaints by a tenant against an owner about a bill for water or wastewater service.

**CRIMINAL JUSTICE IMPACT**

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

**RULEMAKING AUTHORITY**

It is the committee's opinion that rulemaking authority is expressly granted to the Public Utility Commission of Texas in SECTION 1 of this bill.

**ANALYSIS**

S.B. 790 amends the Water Code to authorize the Public Utility Commission of Texas (PUC), under provisions relating to submetering and nonsubmetering for apartments and manufactured home rental communities and other multiple use facilities, by rule to adopt a simplified procedure to resolve a complaint by a tenant against an owner about a bill for water or wastewater service brought under provisions relating to the following:

- PUC submetering rules;
- PUC nonsubmetering rules; or
- restitution.

The bill exempts from the Administrative Procedure Act the resolution of a complaint using the procedure.

**EFFECTIVE DATE**

On passage, or, if the bill does not receive the necessary vote, September 1, 2025.