

By: Toth

H.B. No. 987

A BILL TO BE ENTITLED

AN ACT

relating to the time for issuance of a municipal building permit.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 214.904, Local Government Code, is amended by amending Subsections (b) and (d) and striking Subsection (c) to read as follows:

Sec. 214.904. TIME FOR ISSUANCE OF MUNICIPAL BUILDING PERMIT. (a) This section applies only to a permit required by a municipality to erect or improve a building or other structure in the municipality or its extraterritorial jurisdiction.

(b) Not later than the 30th [~~45th~~] day after the date an application for a permit is submitted, the municipality must:

(1) grant or deny the permit;

~~[(2) provide written notice to the applicant stating the reasons why the municipality has been unable to grant or deny the permit application,] or~~

(2) [~~(3)~~] reach a written agreement with the applicant providing for a deadline for granting or denying the permit.

~~[(c) For a permit application for which notice is provided under Subsection (b)(2), the municipality must grant or deny the permit not later than the 30th day after the date the notice is received.]~~

(c) [~~(d)~~] If a municipality fails to grant or deny a permit application in the time required by Subsection (c) or by an

1 agreement under Subsection (b)(2) [~~(3)~~], the municipality:

2           (1) may not collect any permit fees associated with  
3 the application; and

4           (2) shall refund to the applicant any permit fees  
5 associated with the application that have been collected.

6           SECTION 2. This Act takes effect immediately if it receives  
7 a vote of two-thirds of all the members elected to each house, as  
8 provided by Section 39, Article III, Texas Constitution. If this  
9 Act does not receive the vote necessary for immediate effect, this  
10 Act takes effect September 1, 2025.