

By: Morales of Harris

H.B. No. 3209

A BILL TO BE ENTITLED

AN ACT

relating to carbon monoxide detectors in certain properties.

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

SECTION 1. Subtitle A, Title 9, Health and Safety Code, is amended by adding Chapter 770 to read as follows:

CHAPTER 770. CARBON MONOXIDE DETECTORS IN CERTAIN PROPERTIES

Sec. 770.001. DEFINITIONS. In this chapter:

(1) "Carbon monoxide detector" means a device designed to detect the presence of a harmful level of carbon monoxide gas and sound a warning alarm.

(2) "Executive commissioner" means the executive commissioner of the Health and Human Services Commission.

Sec. 770.002. APPLICABILITY. This chapter applies only to the following properties for which construction begins on or after September 1, 2025:

(1) residential real property as defined by Section 22.001, Business & Commerce Code;

(2) a multiunit residential property as defined by Section 125.001, Civil Practice and Remedies Code;

(3) a residential facility as defined by Section 51.9362, Education Code;

(4) a commercial lodging establishment as defined by Section 660.002, Government Code;

(5) a fraternity or sorority house as defined by

1 Section 766.0025; and

2 (6) any other residential property prescribed by
3 executive commissioner rule.

4 Sec. 770.003. REQUIRED INSTALLATION OF CARBON MONOXIDE
5 DETECTOR. (a) The owner of a property described by Section 770.002
6 shall ensure the property is equipped with a carbon monoxide
7 detector in accordance with rules adopted under this chapter.

8 (b) The owner of a property described by Section 770.002 may
9 not sell, lease, or otherwise transfer ownership of the property
10 unless the property is equipped with a carbon monoxide detector in
11 accordance with this chapter and rules adopted under this chapter.

12 Sec. 770.004. RULES. The executive commissioner shall
13 adopt the rules necessary to implement this chapter, including
14 rules prescribing for each type of property described by Section
15 770.002 the required placement, installation, and number of carbon
16 monoxide detectors and the maintenance procedures for the
17 detectors.

18 SECTION 2. As soon as practicable after the effective date
19 of this Act, the executive commissioner of the Health and Human
20 Services Commission shall adopt rules necessary to implement
21 Chapter 770, Health and Safety Code, as added by this Act.

22 SECTION 3. The change in law made by this Act applies only
23 to a property described by Section 770.002, Health and Safety Code,
24 as added by this Act, for which construction begins on or after the
25 effective date of this Act.

26 SECTION 4. This Act takes effect September 1, 2025.