

By: Schwertner, et al.
(Gates)

S.B. No. 291

A BILL TO BE ENTITLED

AN ACT

relating to the failure to disclose certain appraisal reports by an entity with eminent domain authority in connection with an offer to acquire real property.

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

SECTION 1. Section 21.0111(a), Property Code, is amended to read as follows:

(a) An entity with eminent domain authority that wants to acquire real property for a public use shall, by certified mail, return receipt requested, disclose to the property owner at the time an offer to purchase or lease the property is made any and all appraisal reports produced or acquired by the entity relating specifically to the owner's property and prepared in the 10 years preceding the date of the offer. An entity that fails to meet the requirements of this subsection is liable to the owner for reasonable attorney's fees incurred by the owner to obtain a disclosure required by this subsection.

SECTION 2. The change in law made by this Act applies only to the acquisition of real property in connection with an initial offer made under Section 21.0113, Property Code, on or after the effective date of this Act. An acquisition of real property in connection with an initial offer made under Section 21.0113, Property Code, before the effective date of this Act is governed by the law applicable to the acquisition immediately before the

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1 effective date of this Act, and that law is continued in effect for
2 that purpose.

3 SECTION 3. This Act takes effect September 1, 2025.