

By: Miles, et al.

S.B. No. 536

A BILL TO BE ENTITLED

AN ACT

relating to the eligibility of nurses for the Homes for Texas Heroes home loan program.

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

SECTION 1. Section 2306.5621(a), Government Code, is amended by amending Subdivision (2) and adding Subdivision (17) to read as follows:

(2) "Home" means a dwelling in this state in which a fire fighter, corrections officer, county jailer, public security officer, peace officer, professional educator, nurse, veteran, or person defined as emergency medical services personnel under this section intends to reside as the borrower's principal residence.

(17) "Nurse" means an individual licensed under Chapter 301, Occupations Code, except that the term does not include an advanced practice registered nurse, as defined by Section 301.152 of that code.

SECTION 2. Sections 2306.5621(b), (c), (d), (f), and (h-1), Government Code, are amended to read as follows:

(b) The corporation shall establish a program to provide eligible fire fighters, corrections officers, county jailers, public security officers, peace officers, emergency medical services personnel, professional educators, nurses, and veterans with low-interest home mortgage loans.

(c) To be eligible for a loan under this section, at the time

1 a person files an application for the loan, the person must:

2 (1) be a:

3 (A) fire fighter, corrections officer, county
4 jailer, public security officer, peace officer, nurse, veteran, or
5 person defined as emergency medical services personnel under this
6 section; or

7 (B) professional educator who is employed by a
8 school district or is an allied health or professional nursing
9 program faculty member in this state;

10 (2) reside in this state; and

11 (3) have an income of not more than 115 percent of area
12 median family income, adjusted for family size, or the maximum
13 amount permitted by Section 143(f), Internal Revenue Code of 1986,
14 whichever is greater.

15 (d) The corporation may contract with other agencies of the
16 state or with private entities to determine whether applicants
17 qualify as fire fighters, corrections officers, county jailers,
18 public security officers, peace officers, emergency medical
19 services personnel, professional educators, nurses, or veterans
20 under this section or otherwise to administer all or part of this
21 section.

22 (f) The board of directors of the corporation shall adopt
23 rules governing:

24 (1) the administration of the program;

25 (2) the making of loans under the program;

26 (3) the criteria for approving mortgage lenders;

27 (4) the use of insurance on the loans and the homes

1 financed under the program, as considered appropriate by the board
2 to provide additional security for the loans;

3 (5) the verification of occupancy of the home by the
4 fire fighter, corrections officer, county jailer, public security
5 officer, peace officer, professional educator, nurse, veteran, or
6 person defined as emergency medical services personnel as the
7 borrower's principal residence; and

8 (6) the terms of any contract made with any mortgage
9 lender for processing, originating, servicing, or administering
10 the loans.

11 (h-1) To fund home mortgage loans for eligible fire
12 fighters, corrections officers, county jailers, public security
13 officers, peace officers, emergency medical services personnel,
14 professional educators, nurses, and veterans under this section,
15 the corporation may use any proceeds received from the sale of
16 bonds, notes, or other obligations issued under the home loan
17 program provided by this section, regardless of any amendments to
18 the eligibility standards for loans made under the program and
19 regardless of when the corporation received the proceeds from those
20 bonds, notes, or other obligations issued under the program.

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