

By: Miles

S.B. No. 731

A BILL TO BE ENTITLED

AN ACT

relating to required water pressure boosters for certain housing developments that receive an allocation of low income housing tax credits.

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

SECTION 1. Subchapter DD, Chapter 2306, Government Code, is amended by adding Section 2306.6741 to read as follows:

Sec. 2306.6741. WATER PRESSURE BOOSTER REQUIRED. (a) This section applies only to a development that:

(1) has received an allocation of low income housing tax credits under this subchapter;

(2) is a multifamily residential development whose residential units are reserved for individuals 55 years of age and older; and

(3) is four stories or more in height.

(b) The department shall require each development to which this section applies to be equipped with a water pressure booster capable of providing water to each floor of the development during an emergency.

(c) The department may adopt rules to implement this section.

SECTION 2. (a) In this section, "development" means a development to which Section 2306.6741, Government Code, as added by this Act, applies.

1 (b) The Texas Department of Housing and Community Affairs
2 shall ensure that each development is in compliance with Section
3 2306.6741, Government Code, as added by this Act, not later than
4 December 31, 2026. The department may establish a process to carry
5 out this subsection in phases.

6 (c) Not later than March 1, 2027, the Texas Department of
7 Housing and Community Affairs shall prepare and submit to the
8 legislature a written report on:

9 (1) the overall number of developments in compliance
10 with Section 2306.6741, Government Code, as added by this Act; and

11 (2) for any development that is not in compliance with
12 that section, the reason for the noncompliance and any actions
13 taken by the department to ensure compliance with that section.

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