

By: Miles

S.B. No. 1139

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the operability of elevators and related equipment
3 following a power outage at a senior independent living community;
4 authorizing an administrative penalty.

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

6 SECTION 1. Chapter 754, Health and Safety Code, is amended
7 by adding Section 754.0142 to read as follows:

8 Sec. 754.0142. EQUIPMENT OPERABILITY FOLLOWING POWER
9 OUTAGE AT SENIOR INDEPENDENT LIVING COMMUNITY. (a) In this
10 section, "senior independent living community" means a multifamily
11 residential facility occupied by or intended for occupancy by
12 residents who are 55 years of age or older.

13 (b) A senior independent living community that operates
14 equipment subject to this chapter shall contract with an outside
15 vendor to maintain the equipment's operability within 72 hours of
16 the time a power outage begins.

17 (c) The department shall assess an administrative penalty
18 in accordance with Subchapter F, Chapter 51, Occupations Code,
19 against a senior independent living community found in violation of
20 this section. Notwithstanding Section 51.302, Occupations Code,
21 the amount of the administrative penalty imposed under this section
22 may not exceed:

23 (1) \$1,000 per day for the first five days of
24 noncompliance; and

1 (2) \$5,000 per day for each day of noncompliance after
2 the initial five days of noncompliance.

3 SECTION 2. This Act takes effect September 1, 2025.