

AN ACT

relating to third-party review of property development documents and inspections of improvements related to those documents, including home backup power installations.

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

SECTION 1. Chapter 247, Local Government Code, as added by Chapter 654 (H.B. 14), Acts of the 88th Legislature, Regular Session, 2023, is amended by adding Section 247.0025 to read as follows:

Sec. 247.0025. THIRD-PARTY REVIEW OR INSPECTION FOR HOME BACKUP POWER INSTALLATIONS. (a) In this section, "home backup power installation" means an electric generating facility, an energy storage facility, a standby system, and any associated infrastructure and equipment intended to provide electrical power to a one- or two-family dwelling, regardless of whether the facility or system is capable of participating in a wholesale electric market, that is connected at 600 volts or less.

(b) This section does not limit the authority of:

(1) an electric utility to implement the utility's tariff; or

(2) an electric cooperative or a municipally owned utility to enforce interconnection and service policies.

(c) Notwithstanding Section 247.002:

(1) the following persons, other than a person

1 described by Section 247.002(a)(1), may review a development
2 document required by a regulatory authority to install a home
3 backup power installation without having to submit the document to
4 the authority for review:

5 (A) a person authorized to review a development
6 document under Section 247.002(a);

7 (B) an electrical inspector as defined in Section
8 1305.002, Occupations Code; or

9 (C) a master electrician described by Section
10 1305.153, Occupations Code, who is licensed under Subchapter D,
11 Chapter 1305 of that code; and

12 (2) the following persons, other than a person
13 described by Section 247.002(b)(1), may conduct a development
14 inspection required by a regulatory authority to install a home
15 backup power installation without having to request the inspection
16 from the authority:

17 (A) a person authorized to conduct a development
18 inspection under Section 247.002(b);

19 (B) an electrical inspector as defined in Section
20 1305.002, Occupations Code; or

21 (C) a master electrician described by Section
22 1305.153, Occupations Code, who is licensed under Subchapter D,
23 Chapter 1305 of that code.

24 (d) A regulatory authority shall:

25 (1) post on the authority's Internet website each law,
26 rule, standard, fee schedule, and other document necessary for a
27 person to review a development document or conduct a development

inspection under this section; or

(2) provide on request an electronic copy of the information described by Subdivision (1) not later than the second business day after the date the regulatory authority receives the request.

(e) A person who reviews a development document or conducts a development inspection under this section may:

(1) use software designed to automate the required review without that person performing additional manual review; and

(2) rely on the accuracy and completeness of the information provided by a regulatory authority under Subsection (d).

(f) If a regulatory authority has not posted on the authority's Internet website or provided upon request information as required under Subsection (d), a person reviewing a development document or conducting a development inspection of a home backup power installation under this section may use:

(1) the applicable building code standards under Section 214.212 for a dwelling located in a municipality; or

(2) the applicable building code standards under Section 233.153 for a dwelling located in the unincorporated area of a county.

(g) A regulatory authority that has not posted or provided a fee schedule as required by Subsection (d) may not charge a fee for issuance of an approval, permit, or certification for a home backup power installation under this section.

(h) A person who reviews a development document or conducts

1 a development inspection shall provide to the regulatory authority
2 a copy of any development document or inspection-related note or
3 report the person creates as part of the review or inspection not
4 later than the date the person provides notice to the regulatory
5 authority under Section 247.004(a)(2).

6 (i) A regulatory authority shall issue each approval,
7 permit, or certification applicable to a review of a development
8 document or development inspection conducted under this section not
9 later than the third business day after the date the authority
10 receives the notice prescribed by Section 247.004(a) that approves
11 the document or inspection.

12 (j) A person may begin construction of a home backup power
13 installation on submission of the notice prescribed by Section
14 247.004(a) that approves the development document.

15 (k) A regulatory authority is not liable for a review or
16 inspection conducted by a person under this section.

17 (l) A person reviewing a development document or conducting
18 a development inspection under this section is liable for damages
19 resulting from the person's negligent acts or omissions in
20 conducting the review or inspection.

21 SECTION 2. Section 247.003, Local Government Code, as added
22 by Chapter 654 (H.B. 14), Acts of the 88th Legislature, Regular
23 Session, 2023, is amended to read as follows:

24 Sec. 247.003. ADDITIONAL FEE PROHIBITED. A regulatory
25 authority may not impose a fee related to the review of a
26 development document or the inspection of an improvement conducted
27 under this chapter [~~Section 247.002~~].

1 SECTION 3. Section 247.004, Local Government Code, as added
2 by Chapter 654 (H.B. 14), Acts of the 88th Legislature, Regular
3 Session, 2023, is amended to read as follows:

4 Sec. 247.004. THIRD-PARTY REQUIREMENTS. (a) A person who
5 reviews a development document or conducts a development inspection
6 under this chapter [~~Section 247.002~~] shall:

7 (1) review the document, conduct the inspection, and
8 take all other related actions in accordance with all applicable
9 provisions of law; and

10 (2) not later than the 15th day after the date the
11 person completes the review or inspection, provide notice to the
12 regulatory authority of the results of the review or inspection.

13 (b) A regulatory authority may prescribe a reasonable
14 format for the notice required under Subsection (a). If the
15 regulatory authority has not prescribed a format, a person who
16 reviews a development document or conducts a development inspection
17 under this chapter may provide notice by e-mail to the e-mail
18 address of the regulatory authority.

19 (c) The format prescribed by a regulatory authority under
20 Subsection (b) may not limit a person who reviews a development
21 document or conducts a development inspection under this chapter
22 from using software designed to automate the review or approval
23 process without that person performing additional manual review.

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

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 1202 passed the Senate on March 31, 2025, by the following vote: Yeas 31, Nays 0; and that the Senate concurred in House amendments on May 26, 2025, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 1202 passed the House, with amendments, on May 23, 2025, by the following vote: Yeas 128, Nays 7, two present not voting.

Chief Clerk of the House

Approved:

Date

Governor