

By: King

S.B. No. 1202

A BILL TO BE ENTITLED

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, including an energy storage facility and any associated infrastructure and equipment, intended to provide electrical power to a one- or two-family dwelling that is connected at 600 volts or less.

(b) Notwithstanding Section 247.002:

(1) a person authorized to review a development document under Section 247.002(a) may review a development document required by a regulatory authority to install a home backup power installation without having to submit the document to the authority for review; and

(2) a person authorized to conduct a development inspection under Section 247.002(b) may conduct a development

1 inspection required by a regulatory authority to install a home
2 backup power installation without having to request the inspection
3 from the authority.

4 (c) A regulatory authority shall:

5 (1) post on the authority's Internet website each law,
6 rule, standard, and other document necessary for a person to review
7 a development document or conduct a development inspection under
8 this section; or

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

13 (d) A person who reviews a development document or conducts
14 a development inspection under this section may rely on the
15 accuracy and completeness of the information provided by a
16 regulatory authority under Subsection (c).

17 (e) A regulatory authority shall issue each approval,
18 permit, or certification applicable to a review of a development
19 document or development inspection conducted under this section not
20 later than the second business day after the date the authority
21 receives the notice prescribed by Section 247.004(a) that approves
22 the document or inspection.

23 (f) A person may begin construction of a home backup power
24 installation on submission of the notice prescribed by Section
25 247.004(a) that approves the development document or development
26 inspection.

27 SECTION 2. Section 247.003, Local Government Code, as added

1 by Chapter 654 (H.B. 14), Acts of the 88th Legislature, Regular
2 Session, 2023, is amended to read as follows:

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

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

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

13 (1) review the document, conduct the inspection, and
14 take all other related actions in accordance with all applicable
15 provisions of law; and

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

19 (b) A regulatory authority may prescribe a reasonable
20 format for the notice required under Subsection (a). If the
21 regulatory authority has not prescribed a format, a person who
22 reviews a development document or conducts a development inspection
23 under this chapter may provide notice by e-mail to the e-mail
24 address of the regulatory authority.

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