

1-1 By: Hinojosa of Nueces S.B. No. 1708
1-2 (In the Senate - Filed February 27, 2025; March 13, 2025,
1-3 read first time and referred to Committee on Local Government;
1-4 April 29, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 6, Nays 0; April 29, 2025,
1-6 sent to printer.)

1-7	COMMITTEE VOTE				
1-8		Yea	Nay	Absent	PNV
1-9	Bettencourt	X			
1-10	Middleton	X			
1-11	Cook	X			
1-12	Gutierrez			X	
1-13	Nichols	X			
1-14	Paxton	X			
1-15	West	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 1708 By: Middleton

1-17 A BILL TO BE ENTITLED
1-18 AN ACT

1-19 relating to exceptions to county platting requirements.
1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-21 SECTION 1. Subchapter A, Chapter 232, Local Government
1-22 Code, is amended by adding Section 232.0014 to read as follows:
1-23 Sec. 232.0014. CHAPTER-WIDE PROVISION ON EFFECT OF MODEL
1-24 SUBDIVISION RULES. The model subdivision rules adopted under
1-25 Section 16.343, Water Code, do not supersede:
1-26 (1) an exception to platting requirements under this
1-27 chapter; or
1-28 (2) the applicability provision under Section
1-29 232.022(b-1).
1-30 SECTION 2. Section 232.022, Local Government Code, is
1-31 amended by amending Subsection (b) and adding Subsection (b-1) to
1-32 read as follows:
1-33 (b) This subchapter applies only to land that is subdivided
1-34 into two or more lots that are intended primarily for residential
1-35 use in the jurisdiction of the county. A lot is presumed to be
1-36 intended for residential use if the lot is five acres or less.
1-37 (b-1) This subchapter does not apply if the subdivision is
1-38 incident to the conveyance of the land as a gift between persons
1-39 related to each other within the third degree by affinity or
1-40 consanguinity, as determined under Chapter 573, Government Code.
1-41 This subchapter applies to a subsequent conveyance of any lot that
1-42 is not a conveyance to a related person described by this
1-43 subsection.
1-44 SECTION 3. This Act takes effect immediately if it receives
1-45 a vote of two-thirds of all the members elected to each house, as
1-46 provided by Section 39, Article III, Texas Constitution. If this
1-47 Act does not receive the vote necessary for immediate effect, this
1-48 Act takes effect September 1, 2025.

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