

By: Perry
(Isaac, Troxclair, et al.)

S.B. No. 1855

Substitute the following for S.B. No. 1855:

By: Martinez

C.S.S.B. No. 1855

A BILL TO BE ENTITLED

1 AN ACT

2 relating to requirements that certain plats for the subdivision of
3 land include evidence of groundwater supply.

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

5 SECTION 1. Section [212.0101](#), Local Government Code, is
6 amended by amending Subsections (a) and (b) and adding Subsection
7 (a-3) to read as follows:

8 (a) Except as provided by Subsection (a-1), a plat
9 application for the subdivision of a tract of land for which the
10 source of the water supply intended for the subdivision is
11 groundwater under that land must have attached to it a statement
12 that:

13 (1) is prepared by an engineer licensed to practice in
14 this state or a geoscientist licensed to practice in this state;
15 [and]

16 (2) certifies that adequate groundwater is available
17 for the subdivision; and

18 (3) complies with the rules adopted by the Texas
19 Commission on Environmental Quality under Subsection (b).

20 (a-3) A municipal authority shall disapprove a plat
21 application if the application fails to comply with the
22 requirements of this section.

23 (b) The Texas Commission on Environmental Quality by rule
24 shall establish:

1 (1) the appropriate form and content of a
2 certification to be attached to a plat application under this
3 section; and

4 (2) what constitutes credible evidence of groundwater
5 availability for the purpose of Subsection (a-1)(1).

6 SECTION 2. Section 232.0032, Local Government Code, is
7 amended by amending Subsections (a) and (b) and adding Subsection
8 (a-3) to read as follows:

9 (a) Except as provided by Subsection (a-1), a plat
10 application for the subdivision of a tract of land for which the
11 source of the water supply intended for the subdivision is
12 groundwater under that land must have attached to it a statement
13 that:

14 (1) is prepared by an engineer licensed to practice in
15 this state or a geoscientist licensed to practice in this state;
16 [and]

17 (2) certifies that adequate groundwater is available
18 for the subdivision; and

19 (3) complies with the rules adopted by the Texas
20 Commission on Environmental Quality under Subsection (b).

21 (a-3) A commissioners court shall disapprove a plat
22 application if the application fails to comply with the
23 requirements of this section.

24 (b) The Texas Commission on Environmental Quality by rule
25 shall establish:

26 (1) the appropriate form and content of a
27 certification to be attached to a plat application under this

1 section; and

2 (2) what constitutes credible evidence of groundwater
3 availability for the purpose of Subsection (a-1)(1).

4 SECTION 3. Section 35.019(a), Water Code, is amended to
5 read as follows:

6 (a) Notwithstanding Section 232.001(h), Local Government
7 Code, the [The] commissioners court of a county in a priority
8 groundwater management area may adopt water availability
9 requirements in an area where platting is required if the court
10 determines that the requirements are necessary to prevent current
11 or projected water use in the county from exceeding the safe
12 sustainable yield of the county's water supply.

13 SECTION 4. The changes in law made by this Act apply only to
14 a plat application filed on or after the effective date of this Act.

15 SECTION 5. (a) Not later than September 1, 2026, the Texas
16 Commission on Environmental Quality shall adopt rules as required
17 by Sections 212.0101(b) and 232.0032(b), Local Government Code, as
18 amended by this Act.

19 (b) In adopting the rules required by Subsection (a) of this
20 section, the Texas Commission on Environmental Quality shall define
21 the meaning of "credible evidence" and update, as appropriate and
22 after review, the appropriate form and content of a certification
23 required to be attached to a plat application as required by
24 Sections 212.0101(b) and 232.0032(b), Local Government Code, as
25 amended by this Act.

26 SECTION 6. This Act takes effect January 1, 2026.