

By: Miles

S.B. No. 2081

A BILL TO BE ENTITLED

AN ACT

relating to the eligibility of municipal solid waste personnel for the Homes for Texas Heroes home loan program.

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

SECTION 1. Section 2306.5621(a), Government Code, is amended by amending Subdivision (2) and adding Subdivision (17) to read as follows:

(2) "Home" means a dwelling in this state in which a fire fighter, corrections officer, county jailer, public security officer, peace officer, professional educator, veteran, or person defined as emergency medical services personnel or municipal solid waste personnel under this section intends to reside as the borrower's principal residence.

(17) "Municipal solid waste personnel" means a permanent, full-time employee of a local government who is employed to collect, sort, process or dispose of solid waste, recyclables, organics, or household hazardous waste.

SECTION 2. Sections 2306.5621(b), (c), (d), (f), and (h-1), Government Code, are amended to read as follows:

(b) The corporation shall establish a program to provide eligible fire fighters, corrections officers, county jailers, public security officers, peace officers, emergency medical services personnel, municipal solid waste personnel, professional educators, and veterans with low-interest home mortgage loans.

1 (c) To be eligible for a loan under this section, at the time  
2 a person files an application for the loan, the person must:

3 (1) be a:

4 (A) fire fighter, corrections officer, county  
5 jailer, public security officer, peace officer, veteran, or person  
6 defined as emergency medical services personnel or municipal solid  
7 waste personnel under this section; or

8 (B) professional educator who is employed by a  
9 school district or is an allied health or professional nursing  
10 program faculty member in this state;

11 (2) reside in this state; and

12 (3) have an income of not more than 115 percent of area  
13 median family income, adjusted for family size, or the maximum  
14 amount permitted by Section 143(f), Internal Revenue Code of 1986,  
15 whichever is greater.

16 (d) The corporation may contract with other agencies of the  
17 state or with private entities to determine whether applicants  
18 qualify as fire fighters, corrections officers, county jailers,  
19 public security officers, peace officers, emergency medical  
20 services personnel, municipal solid waste personnel, professional  
21 educators, or veterans under this section or otherwise to  
22 administer all or part of this section.

23 (f) The board of directors of the corporation shall adopt  
24 rules governing:

25 (1) the administration of the program;

26 (2) the making of loans under the program;

27 (3) the criteria for approving mortgage lenders;

1           (4) the use of insurance on the loans and the homes  
2 financed under the program, as considered appropriate by the board  
3 to provide additional security for the loans;

4           (5) the verification of occupancy of the home by the  
5 fire fighter, corrections officer, county jailer, public security  
6 officer, peace officer, professional educator, veteran, or person  
7 defined as emergency medical services personnel or municipal solid  
8 waste personnel as the borrower's principal residence; and

9           (6) the terms of any contract made with any mortgage  
10 lender for processing, originating, servicing, or administering  
11 the loans.

12           (h-1) To fund home mortgage loans for eligible fire  
13 fighters, corrections officers, county jailers, public security  
14 officers, peace officers, emergency medical services personnel,  
15 municipal solid waste personnel, professional educators, and  
16 veterans under this section, the corporation may use any proceeds  
17 received from the sale of bonds, notes, or other obligations issued  
18 under the home loan program provided by this section, regardless of  
19 any amendments to the eligibility standards for loans made under  
20 the program and regardless of when the corporation received the  
21 proceeds from those bonds, notes, or other obligations issued under  
22 the program.

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