

1-1 By: Creighton S.B. No. 2703
1-2 (In the Senate - Filed March 13, 2025; April 3, 2025, read
1-3 first time and referred to Committee on Local Government;
1-4 April 30, 2025, reported favorably by the following vote: Yeas 6,
1-5 Nays 0; April 30, 2025, sent to printer.)

1-6 COMMITTEE VOTE

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

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the authority of a municipality or county to regulate
1-18 condominiums.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-20 SECTION 1. Section 82.006, Property Code, is amended to
1-21 read as follows:

1-22 Sec. 82.006. APPLICABILITY OF LOCAL ORDINANCES,
1-23 REGULATIONS, AND BUILDING CODES. (a) A zoning, subdivision,
1-24 building code, or other real property use law, ordinance, or
1-25 regulation may not prohibit the condominium form of ownership or
1-26 impose any requirement on a condominium that it would not impose on
1-27 a physically identical development under a different form of
1-28 ownership. Except as provided by this section ~~Otherwise~~, this
1-29 chapter does not invalidate or modify any provision of any zoning,
1-30 subdivision, building code, or other real property use law,
1-31 ordinance, or regulation.

1-32 (b) Notwithstanding any other law:

1-33 (1) a condominium declaration is not a subdivision of
1-34 land for purposes of Chapter 212, 232, or 242, Local Government
1-35 Code; and

1-36 (2) a municipality or county may not require the
1-37 preparation or submission for approval of a subdivision plat in
1-38 connection with the creation or alteration of a condominium under
1-39 this chapter.

1-40 SECTION 2. The change in law made by this Act applies only
1-41 to a condominium declaration filed for recording on or after the
1-42 effective date of this Act. A condominium declaration filed for
1-43 recording before the effective date of this Act is governed by the
1-44 law as it existed immediately before the effective date of this Act,
1-45 and that law is continued in effect for that purpose.

1-46 SECTION 3. This Act takes effect September 1, 2025.

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