

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 89TH LEGISLATIVE REGULAR SESSION

April 29, 2025

TO: Honorable Ken King, Chair, House Committee on State Affairs

FROM: Jerry McGinty, Director, Legislative Budget Board

IN RE: HB4211 by Noble (relating to certain residential property interests controlled by certain entities.),
Committee Report 1st House, Substituted

No significant fiscal implication to the State is anticipated.

The bill would add a new chapter to the Property Code regulating residential property interests controlled by business entities. The bill would classify violations of the chapter as a deceptive trade practice. The bill would provide the Office of the Attorney General (OAG) investigative and enforcement authority for violations of the bill. In addition, the Secretary of State (SOS) would be required, upon request from the OAG, to serve interrogatories on individuals or entities and to provide all records related to the ownership or control of a business entity involved in an enforcement action. The Texas Commission on Environmental Quality (TCEQ) would be required to deny any municipal utility district petition related to a property in violation of the bill. The bill would also prohibit governmental entities from granting or approving the use of any public money or benefit for residential property found to be in violation of the bill.

The TCEQ anticipates there would be no significant fiscal impact to the agency.

The SOS anticipates there would be no significant fiscal impact to the agency.

The OAG anticipates that any additional legal work resulting from the bill's enactment could be reasonably absorbed within current resources.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies: 302 Office of the Attorney General, 307 Secretary of State, 582 Commission on Environmental Quality
LBB Staff: JMc, WP, LCO, JKe