By: Bernal H.B. No. 1112

A BILL TO BE ENTITLED

AN ACT

relating to the approval or disapproval of certain construction-related permits and authorizations by a political subdivision.

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

SECTION 1. Chapter 250, Local Government Code, is amended by adding Section 250.014 to read as follows:

Sec. 250.014. ISSUANCE OF PERMIT. (a) In this section, "permit" and "project" have the meanings assigned by Section 245.001.

(b) This section does not apply to:

(1) a permit required for the completion of a project that involves the new construction of a building;

(2) an approval of a zoning application under Chapter 211; or

(3) an approval of a plat under Subchapter A, Chapter 212.

(c) A political subdivision shall post in a location that is accessible to the public, and on the political subdivision Internet website if the political subdivision maintains a website, the requirements necessary for a person to submit a complete application to the political subdivision for a permit.

(d) A political subdivision shall disapprove an application for a permit or issue the permit not later than the 14th day after

the date the completed application for the permit is filed with the political subdivision.

(e) A political subdivision may not prohibit a person from concurrently applying for more than one permit for a project.

(f) A political subdivision shall:

(1) refund to a person who submits an application for a permit any fee associated with the application if the political subdivision does not comply with the requirements of Subsection (d) in regards to the application; and

(2) pay to a person who submits an application for a permit an amount equal to 50 percent of any fee associated with the application if the political subdivision does not disapprove or issue the permit within 21 days after the date the person submits a completed application with the political subdivision.

(g) A political subdivision may reject an application that the political subdivision determines is not complete or does not meet the requirements established by the political subdivision for approving the permit.

SECTION 2. Section 250.014, Local Government Code, as added by this Act, applies only to an application for a permit to which that section applies that is submitted on or after the effective date of this Act.

SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2027.