

1-1 By: Anchia (Senate Sponsor - Huffines) H.B. No. 3178  
 1-2 (In the Senate - Received from the House May 5, 2017;  
 1-3 May 8, 2017, read first time and referred to Committee on  
 1-4 Intergovernmental Relations; May 17, 2017, reported adversely,  
 1-5 with favorable Committee Substitute by the following vote: Yeas 5,  
 1-6 Nays 0; May 17, 2017, sent to printer.)

1-7 COMMITTEE VOTE

|      | Yea | Nay | Absent | PNV |
|------|-----|-----|--------|-----|
| 1-8  |     |     |        |     |
| 1-9  | X   |     |        |     |
| 1-10 |     |     | X      |     |
| 1-11 | X   |     |        |     |
| 1-12 | X   |     |        |     |
| 1-13 | X   |     |        |     |
| 1-14 |     |     | X      |     |
| 1-15 | X   |     |        |     |

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 3178 By: Huffines

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the use of a broker for the sale or lease of real  
 1-20 property by the Dallas County Hospital District.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subchapter C, Chapter 281, Health and Safety  
 1-23 Code, is amended by adding Section 281.059 to read as follows:

1-24 Sec. 281.059. DALLAS COUNTY HOSPITAL DISTRICT; BROKER  
 1-25 AGREEMENTS AND FEES FOR SALE OF REAL PROPERTY. (a) In this  
 1-26 section:

1-27 (1) "Broker" means a person licensed as a broker under  
 1-28 Chapter 1101, Occupations Code.

1-29 (2) "District" means the Dallas County Hospital  
 1-30 District.

1-31 (b) Except as provided by Subsection (c), the Dallas County  
 1-32 Hospital District may contract with a broker to lease or sell a  
 1-33 tract of real property that is owned by the district.

1-34 (c) The district may not contract with a broker who is  
 1-35 related within the third degree of consanguinity, as determined  
 1-36 under Chapter 573, Government Code, to:

1-37 (1) a member of the board of hospital managers of the  
 1-38 district; or

1-39 (2) a public official who serves on the Dallas County  
 1-40 Commissioners Court.

1-41 (d) The district may pay a fee if a broker produces a ready,  
 1-42 willing, and able buyer to purchase a tract of real property.

1-43 (e) If a contract made under Subsection (b) requires a  
 1-44 broker to list the tract of real property for sale for at least 30  
 1-45 days with a multiple-listing service used by other brokers in the  
 1-46 county in which the real property is located, the district, on or  
 1-47 after the 30th day after the date the property is listed, may sell  
 1-48 the tract of real property to a ready, willing, and able buyer who  
 1-49 is produced by any broker, including a broker described by  
 1-50 Subsection (c), using the multiple-listing service and who submits  
 1-51 the most advantageous offer.

1-52 (f) The district must post a notice of intent to sell the  
 1-53 real property in a newspaper of general circulation, not less than  
 1-54 once, at least 14 days before the date the district accepts an offer  
 1-55 produced by a broker.

1-56 (g) The district may sell a tract of real property under  
 1-57 this section without complying with the requirements of Section  
 1-58 272.001, Local Government Code.

1-59 SECTION 2. This Act takes effect immediately if it receives  
 1-60 a vote of two-thirds of all the members elected to each house, as

2-1 provided by Section 39, Article III, Texas Constitution. If this  
2-2 Act does not receive the vote necessary for immediate effect, this  
2-3 Act takes effect September 1, 2017.

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