

By: Bernal

H.B. No. 266

A BILL TO BE ENTITLED

AN ACT

1
2 Relating to the definition of sanitary, decent, and safe dwelling
3 for housing developments.

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

5 SECTION 1. Subchapter A, Chapter 2306, Government Code is
6 amended by adding 2306.009 to read as follows:

7 Sec. 2306.009. SANITARY, DECENT, and SAFE DWELLING
8 ACCOMMODATIONS. (a) For the purposes of this chapter "Sanitary,
9 Decent, and Safe Dwelling" is defined as a dwelling which:

10 (1) Meets applicable federal, state and local housing
11 and occupancy codes;

12 (2) Is structurally sound, clean, weather tight and in
13 good repair and has adequate living space and number of rooms;

14 (3) Has an adequate and safe electrical wiring system
15 for lighting and other electrical services where economically
16 feasible;

17 (4) Meets the requirements of the HUD lead-based paint
18 regulations issued under the Lead-Based Paint Poisoning Prevention
19 Act (42 U.S.C. 4831et seq.);

20 (5) In the case of a physically handicapped person, is
21 free of any architectural barriers;

22 (6) Has heating and air conditioning;

23 (7) Has habitable sleeping area that is adequately
24 ventilated and sufficient to accommodate the occupants;

1 (8) Has a separate well-lighted and ventilated
2 bathroom, affording privacy to the user, that contains a sink and
3 bathtub or shower stall, properly connected to hot and cold water,
4 and a flush toilet, all in good working order and properly connected
5 to a sewage drainage system.

6 SECTION 3. This Act takes effect September 1, 2019.