

1-1 By: Bell of Montgomery (Senate Sponsor - Paxton) H.B. No. 2011
 1-2 (In the Senate - Received from the House May 15, 2025;
 1-3 May 16, 2025, read first time and referred to Committee on Local
 1-4 Government; May 20, 2025, reported favorably by the following
 1-5 vote: Yeas 6, Nays 0; May 20, 2025, sent to printer.)

1-6 COMMITTEE VOTE

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

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

1-17 relating to the right to repurchase from a condemning entity
 1-18 certain real property for which ad valorem taxes are delinquent.

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

1-20 SECTION 1. Section 21.101(a), Property Code, is amended to
 1-21 read as follows:

1-22 (a) A person from whom a real property interest is acquired
 1-23 by an entity through eminent domain for a public use, or that
 1-24 person's heirs, successors, or assigns, is entitled to repurchase
 1-25 the property as provided by this subchapter if:

1-26 (1) the public use for which the property was acquired
 1-27 through eminent domain is canceled before the property is used for
 1-28 that public use;

1-29 (2) no actual progress is made toward the public use
 1-30 for which the property was acquired between the date of acquisition
 1-31 and the 10th anniversary of that date; ~~or~~

1-32 (3) the property becomes unnecessary for the public
 1-33 use for which the property was acquired, or a substantially similar
 1-34 public use, before the 10th anniversary of the date of acquisition;
 1-35 or

1-36 (4) the entity that acquired the property through
 1-37 eminent domain:

1-38 (A) has an obligation to pay ad valorem taxes on
 1-39 the acquired property; and

1-40 (B) has failed to pay any ad valorem taxes on the
 1-41 acquired property before the second anniversary of the date on
 1-42 which the unpaid taxes became due.

1-43 SECTION 2. Section 21.102, Property Code, is amended to
 1-44 read as follows:

1-45 Sec. 21.102. NOTICE TO PREVIOUS PROPERTY OWNER REQUIRED.
 1-46 Not later than the 180th day after the date an entity that acquired
 1-47 a real property interest through eminent domain determines that the
 1-48 former property owner is entitled to repurchase the property under
 1-49 Section 21.101, the entity shall send by certified mail, return
 1-50 receipt requested, to the property owner or the owner's heirs,
 1-51 successors, or assigns a notice containing:

1-52 (1) an identification, which is not required to be a
 1-53 legal description, of the property that was acquired;

1-54 (2) an identification of the public use for which the
 1-55 property had been acquired and a statement that:

1-56 (A) the public use was canceled before the
 1-57 property was used for the public use;

1-58 (B) no actual progress was made toward the public
 1-59 use; ~~or~~

1-60 (C) the property became unnecessary for the
 1-61 public use, or a substantially similar public use, before the 10th

2-1 anniversary of the date of acquisition; or
 2-2 (D) ad valorem taxes due on the property have not
 2-3 been paid by the entity before the second anniversary of the date on
 2-4 which the taxes became due; and

2-5 (3) a description of the person's right under this
 2-6 subchapter to repurchase the property.

2-7 SECTION 3. Section 21.1021, Property Code, is amended by
 2-8 adding Subsection (a-1) to read as follows:

2-9 (a-1) If a property owner's real property was acquired by an
 2-10 entity that is responsible for paying ad valorem taxes on the
 2-11 acquired property, the property owner from whom the property was
 2-12 acquired or the owner's heirs, successors, or assigns may request
 2-13 at any time after the 18-month anniversary of the acquisition, but
 2-14 not more than once annually, that the condemning entity make a
 2-15 determination and provide a statement and other relevant
 2-16 information regarding:

2-17 (1) whether all ad valorem taxes on the acquired
 2-18 property have been paid; or

2-19 (2) if any ad valorem taxes on the acquired property
 2-20 have not been paid:

2-21 (A) the amount of the unpaid ad valorem taxes;
 2-22 (B) each due date of any unpaid ad valorem taxes;

2-23 and

2-24 (C) whether the entity has a good faith intention
 2-25 to pay the unpaid ad valorem taxes.

2-26 SECTION 4. Section 21.103, Property Code, is amended to
 2-27 read as follows:

2-28 Sec. 21.103. RESALE OF PROPERTY; PRICE. (a) Not later than
 2-29 the 180th day after the date of the postmark on a notice sent under
 2-30 Section 21.102 or a response to a request made under Section 21.1021
 2-31 that indicates that the property owner, or the owner's heirs,
 2-32 successors, or assigns, is entitled to repurchase the property
 2-33 interest in accordance with Section 21.101, the property owner or
 2-34 the owner's heirs, successors, or assigns must notify the entity of
 2-35 the person's intent to repurchase the property interest under this
 2-36 subchapter.

2-37 (a-1) Notwithstanding Subsection (a), a person entitled to
 2-38 repurchase real property under Section 21.101(a)(4) may inform the
 2-39 entity that acquired the property of the person's intent to
 2-40 repurchase the property before notice or information is required or
 2-41 provided under Section 21.102 or 21.1021.

2-42 (b) As soon as practicable after receipt of a notice of
 2-43 intent to repurchase under this section [~~Subsection (a)~~], the
 2-44 entity shall offer to sell the property interest to the person for
 2-45 the price paid to the owner by the entity at the time the entity
 2-46 acquired the property through eminent domain. The person's right
 2-47 to repurchase the property expires on the 90th day after the date on
 2-48 which the entity makes the offer.

2-49 SECTION 5. Subchapter E, Chapter 21, Property Code, as
 2-50 amended by this Act, applies only to a condemnation proceeding in
 2-51 which the petition is filed on or after the effective date of this
 2-52 Act and to any property condemned through the proceeding. A
 2-53 condemnation proceeding in which the petition is filed before the
 2-54 effective date of this Act and any property condemned through the
 2-55 proceeding are governed by the law in effect immediately before the
 2-56 effective date of this Act, and that law is continued in effect for
 2-57 that purpose.

2-58 SECTION 6. This Act takes effect September 1, 2025.

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