

1-1 By: Hefner (Senate Sponsor - Middleton) H.B. No. 2464
1-2 (In the Senate - Received from the House May 15, 2025;
1-3 May 15, 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 5, Nays 1; May 20, 2025, sent to printer.)

1-6 COMMITTEE VOTE

1-7	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11			X	
1-12	X			
1-13	X			
1-14		X		

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

1-17 relating to the authority of a municipality to regulate a
1-18 home-based business.

1-19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-20 SECTION 1. Subchapter Z, Chapter 229, Local Government
1-21 Code, is amended by adding Section 229.902 to read as follows:
1-22 Sec. 229.902. AUTHORITY TO REGULATE HOME-BASED BUSINESSES.

1-23 (a) In this section:
1-24 (1) "Business" has the meaning assigned by Section
1-25 1.002, Business Organizations Code.

1-26 (2) "Home-based business" means a business that is
1-27 operated:

- 1-28 (A) from a residential property;
- 1-29 (B) by the owner or tenant of the property; and
- 1-30 (C) for the purpose of:

1-31 (i) manufacturing, providing, or selling a
1-32 lawful good; or

1-33 (ii) providing a lawful service.

1-34 (3) "No-impact home-based business" means a
1-35 home-based business that:

- 1-36 (A) has at any time on the property where the
1-37 business is operated a total number of employees and clients or
1-38 patrons of the business that does not exceed the municipal
1-39 occupancy limit for the property;

1-40 (B) does not generate on-street parking or a
1-41 substantial increase in traffic through the area;

1-42 (C) operates in a manner in which none of its
1-43 activities are visible from a street; and

1-44 (D) does not substantially increase noise in the
1-45 area or violate a municipal noise ordinance, regulation, or rule.

1-46 (b) The governing body of a municipality may not adopt or
1-47 enforce an ordinance, regulation, or other measure that:

1-48 (1) prohibits the operation of a no-impact home-based
1-49 business;

1-50 (2) requires a person that operates a no-impact
1-51 home-based business or that owns the property where the business is
1-52 operated to obtain a license, permit, or other approval to operate
1-53 the business; or

1-54 (3) requires a person that operates a home-based
1-55 business or that owns the property where the business is operated
1-56 to:

1-57 (A) rezone the property for a non-residential
1-58 use; or

1-59 (B) install a fire sprinkler protection system if
1-60 the residence where the business is operated consists only of:

1-61 (i) a single-family detached residential

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