

1-1 By: Gates, et al. (Senate Sponsor - Parker) H.B. No. 4753  
1-2 (In the Senate - Received from the House May 7, 2025;  
1-3 May 8, 2025, read first time and referred to Committee on Local  
1-4 Government; May 13, 2025, reported favorably by the following  
1-5 vote: Yeas 6, Nays 0; May 13, 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 municipal issuance of a document verifying that a  
1-18 certificate of occupancy has been issued for certain buildings.

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

1-20 SECTION 1. Subchapter [Z](#), Chapter [214](#), Local Government  
1-21 Code, is amended by adding Section 214.909 to read as follows:

1-22 Sec. 214.909. DOCUMENT VERIFYING CERTIFICATE OF OCCUPANCY.

1-23 (a) A municipality shall issue a document to the owner of a building  
1-24 verifying that the municipality has issued an original certificate  
1-25 of occupancy for the building if:

1-26 (1) the owner requests the document; and

1-27 (2) the municipality has a record of issuing the  
1-28 original certificate of occupancy for the building.

1-29 (b) A municipality may not adopt or enforce an ordinance,  
1-30 regulation, or other measure that requires the owner of a building  
1-31 issued a document described by Subsection (a) for the building to  
1-32 obtain or display the original certificate of occupancy for the  
1-33 building.

1-34 (c) A municipality must allow the owner of a building to  
1-35 display a document described by Subsection (a) issued for the  
1-36 building in lieu of the building's original certificate of  
1-37 occupancy.

1-38 SECTION 2. This Act takes effect immediately if it receives  
1-39 a vote of two-thirds of all the members elected to each house, as  
1-40 provided by Section [39](#), Article III, Texas Constitution. If this  
1-41 Act does not receive the vote necessary for immediate effect, this  
1-42 Act takes effect September 1, 2025.

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