

1-1 By: Schwertner S.B. No. 291
1-2 (In the Senate - Filed November 12, 2024; February 3, 2025,
1-3 read first time and referred to Committee on State Affairs;
1-4 March 31, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 9, Nays 0; March 31, 2025,
1-6 sent to printer.)

1-7	COMMITTEE VOTE			
1-8		Yea	Nay	Absent
1-9	Hughes	X		PNV
1-10	Paxton	X		
1-11	Bettencourt	X		
1-12	Birdwell	X		
1-13	Hall	X		
1-14	Hinojosa of Nueces	X		
1-15	Middleton	X		
1-16	Parker	X		
1-17	Perry	X		
1-18	Schwertner			X
1-19	Zaffirini			X

1-20 COMMITTEE SUBSTITUTE FOR S.B. No. 291 By: Paxton

1-21 A BILL TO BE ENTITLED
1-22 AN ACT

1-23 relating to the failure to disclose certain appraisal reports by an
1-24 entity with eminent domain authority in connection with an offer to
1-25 acquire real property.

1-26 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-27 SECTION 1. Section 21.0111(a), Property Code, is amended to
1-28 read as follows:

1-29 (a) An entity with eminent domain authority that wants to
1-30 acquire real property for a public use shall, by certified mail,
1-31 return receipt requested, disclose to the property owner at the
1-32 time an offer to purchase or lease the property is made any and all
1-33 appraisal reports produced or acquired by the entity relating
1-34 specifically to the owner's property and prepared in the 10 years
1-35 preceding the date of the offer. An entity that fails to meet the
1-36 requirements of this subsection is liable to the owner for
1-37 reasonable attorney's fees incurred by the owner to obtain a
1-38 disclosure required by this subsection.

1-39 SECTION 2. The change in law made by this Act applies only
1-40 to the acquisition of real property in connection with an initial
1-41 offer made under Section 21.0113, Property Code, on or after the
1-42 effective date of this Act. An acquisition of real property in
1-43 connection with an initial offer made under Section 21.0113,
1-44 Property Code, before the effective date of this Act is governed by
1-45 the law applicable to the acquisition immediately before the
1-46 effective date of this Act, and that law is continued in effect for
1-47 that purpose.

1-48 SECTION 3. This Act takes effect September 1, 2025.

1-49 * * * * *