

1-1 By: Miles S.B. No. 732
1-2 (In the Senate - Filed January 7, 2025; February 7, 2025,
1-3 read first time and referred to Committee on Health & Human
1-4 Services; March 31, 2025, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 6, Nays 3;
1-6 March 31, 2025, sent to printer.)

1-7	COMMITTEE VOTE				
1-8		Yea	Nay	Absent	PNV
1-9	Kolkhorst	X			
1-10	Perry		X		
1-11	Blanco	X			
1-12	Cook	X			
1-13	Hall		X		
1-14	Hancock	X			
1-15	Hughes	X			
1-16	Miles	X			
1-17	Sparks		X		

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 732 By: Cook

1-19 A BILL TO BE ENTITLED
1-20 AN ACT

1-21 relating to required generators or other power sources for certain
1-22 housing developments that receive an allocation of low income
1-23 housing tax credits.

1-24 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-25 SECTION 1. Subchapter DD, Chapter 2306, Government Code, is
1-26 amended by adding Section 2306.6741 to read as follows:

1-27 Sec. 2306.6741. GENERATOR OR OTHER POWER SOURCE REQUIRED.

1-28 (a) This section applies only to a development that:

1-29 (1) has received an allocation of low income housing
1-30 tax credits under this subchapter; and

1-31 (2) is a multifamily residential development whose
1-32 residential units are reserved for individuals 55 years of age and
1-33 older.

1-34 (b) The department shall require each development to which
1-35 this section applies to be equipped with a generator or other power
1-36 source capable of:

1-37 (1) operating each elevator in the development that
1-38 provides the only point of access to an area of the development
1-39 containing residential units; and

1-40 (2) powering a system or device capable of maintaining
1-41 the air temperature in at least one enclosed area of the development
1-42 between 68 and 82 degrees Fahrenheit during a power outage.

1-43 (c) The department may adopt rules to implement this
1-44 section.

1-45 SECTION 2. (a) In this section, "development" means a
1-46 development to which Section 2306.6741, Government Code, as added
1-47 by this Act, applies.

1-48 (b) The Texas Department of Housing and Community Affairs
1-49 shall ensure that each development whose construction is completed
1-50 on or after January 1, 2026, complies with Section 2306.6741,
1-51 Government Code, as added by this Act.

1-52 (c) Notwithstanding Section 2306.6741, Government Code, as
1-53 added by this Act, a development whose construction is completed on
1-54 or before December 31, 2025, is not required to comply with that
1-55 section until January 1, 2030.

1-56 (d) Not later than March 1, 2030, the Texas Department of
1-57 Housing and Community Affairs shall prepare and submit to the
1-58 legislature a written report on:

1-59 (1) the overall number of developments in compliance
1-60 with Section 2306.6741, Government Code, as added by this Act; and

2-1 (2) for any development that is not in compliance with
2-2 that section, the reason for the noncompliance and any actions
2-3 taken by the department to ensure compliance with that section.
2-4 SECTION 3. This Act takes effect September 1, 2025.

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