

1-1 By: West S.B. No. 1921
1-2 (In the Senate - Filed March 5, 2025; March 17, 2025, read
1-3 first time and referred to Committee on Local Government;
1-4 April 7, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 6, Nays 0; April 7, 2025,
1-6 sent to printer.)

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|------|----------------|-----|-----|--------|-----|
| 1-7 | COMMITTEE VOTE | | | | |
| 1-8 | | Yea | Nay | Absent | PNV |
| 1-9 | Bettencourt | X | | | |
| 1-10 | Middleton | X | | | |
| 1-11 | Cook | X | | | |
| 1-12 | Gutierrez | X | | | |
| 1-13 | Nichols | X | | | |
| 1-14 | Paxton | X | | | |
| 1-15 | West | | | X | |

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 1921 By: Gutierrez

1-17 A BILL TO BE ENTITLED
1-18 AN ACT

1-19 relating to a common characteristic or use project in a public
1-20 improvement district in certain municipalities.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Section 372.0015, Local Government Code, is
1-23 amended to read as follows:

1-24 Sec. 372.0015. DEFINITIONS [DEFINITION]. In this
1-25 subchapter:

1-26 (1) "Extraterritorial[~~, _____~~ "extraterritorial]
1-27 jurisdiction" means extraterritorial jurisdiction as determined
1-28 under Chapter 42.

1-29 (2) "Hotel" has the meaning assigned by Section
1-30 156.001, Tax Code. The term includes a property that begins
1-31 operating as a hotel after the establishment of a public
1-32 improvement district that includes the property.

1-33 SECTION 2. Section 372.0035(e), Local Government Code, is
1-34 amended to read as follows:

1-35 (e) Notwithstanding Section 372.003, a [A] district created
1-36 after September 1, 2019, may undertake a project under this section
1-37 only for advertising, promotion, or business recruitment[~~, as~~
1-38 ~~authorized by Section 372.003(b)(13),~~ directly related to hotels.

1-39 SECTION 3. Section 372.005, Local Government Code, is
1-40 amended by amending Subsection (b-1) and adding Subsection (b-2) to
1-41 read as follows:

1-42 (b-1) A person is a qualified petitioner under Subsection
1-43 (b-2) if the person:

1-44 (1) is employed in a management position responsible
1-45 for overseeing the operations of a hotel, including:

1-46 (A) the owner or general manager of a hotel;

1-47 (B) a regional manager who oversees the
1-48 operations of a hotel; or

1-49 (C) an employee of a management company who
1-50 oversees the operation of a hotel; and

1-51 (2) provides a written statement that the person is
1-52 authorized to enter into a binding agreement concerning the
1-53 operation of a hotel on behalf of the owner of a hotel.

1-54 (b-2) Notwithstanding Subsection (b), a petition for the
1-55 establishment of a public improvement district described by Section
1-56 372.0035(a-1) [372.0035(a) or (a-1)] is sufficient only if the
1-57 petition is:

1-58 (1) signed by qualified petitioners who represent
1-59 ~~record owners of taxable real property liable for assessment under~~
1-60 ~~the proposal who constitute:~~

2-1 ~~[(1)]~~ more than 60 percent of the appraised value of
2-2 hotel ~~[taxable real]~~ property liable for assessment under the
2-3 proposal, as determined by the current roll of the appraisal
2-4 district in which the property is located, ~~[+]~~ and who:

2-5 ~~[(2) more than 60 percent of:]~~

2-6 (A) represent more than 60 percent of all hotels
2-7 ~~[all record owners of taxable real property]~~ that are liable for
2-8 assessment under the proposal; or

2-9 (B) represent more than 60 percent of the area of
2-10 all [taxable] real property that is liable for assessment under the
2-11 proposal; and

2-12 ~~(2) accompanied by the written statement described by~~
2-13 Subsection (b-1)(2) for each qualified petitioner signing the
2-14 petition.

2-15 SECTION 4. Sections [372.0035](#)(a) and (e-1), Local Government
2-16 Code, are repealed.

2-17 SECTION 5. Section [372.005](#), Local Government Code, as
2-18 amended by this Act, applies only to a petition for the
2-19 establishment or renewal of a public improvement district filed on
2-20 or after the effective date of this Act. A petition filed before
2-21 the effective date of this Act is governed by the law in effect on
2-22 the date the petition is filed, and the former law is continued in
2-23 effect for that purpose.

2-24 SECTION 6. This Act takes effect immediately if it receives
2-25 a vote of two-thirds of all the members elected to each house, as
2-26 provided by Section [39](#), Article III, Texas Constitution. If this
2-27 Act does not receive the vote necessary for immediate effect, this
2-28 Act takes effect September 1, 2025.

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