

By: Guillen

H.B. No. 1656

Substitute the following for H.B. No. 1656:

By: Flynn

C.S.H.B. No. 1656

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the authority of certain municipalities and counties to
3 regulate platting requirements near an international border.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 212.012, Local Government Code, is
6 amended by amending Subsections (a), (c), (d), (e), and (f) and
7 adding Subsections (j) and (k) to read as follows:

13 (c) An entity described by Subsection (b) may serve or
14 connect land with water, sewer, electricity, gas, or other utility
15 service regardless of whether the entity is presented with or
16 otherwise holds a certificate applicable to the land issued under
17 Section 212.0115 if:

21 (2) the land was first served or connected with
22 service by an entity described by Subsection (b)(1), (b)(2), or
23 (b)(3) before September 1, 1987; or

34 (3) the land was first served or connected with

1 service by an entity described by Subsection (b)(4), (b)(5), or
2 (b)(6) before September 1, 1989 [; or

3 [(4) the municipal authority responsible for
4 approving plats issues a certificate stating that:

5 [(A) the land:

6 [(i) was sold or conveyed to the person
7 requesting service by any means of conveyance, including a contract
8 for deed or executory contract, before:

9 [(a) September 1, 1995, in a county
10 defined under Section 232.022(a)(1); or

11 [(b) September 1, 2005, in a county
12 defined under Section 232.022(a)(2);

13 [(ii) is located in a subdivision in which
14 the entity has previously provided service;

15 [(iii) is located outside the limits of the
16 municipality;

17 [(iv) is located in a county to which
18 Subchapter B, Chapter 232, applies; and

19 [(v) is the site of construction of a
20 residence, evidenced by at least the existence of a completed
21 foundation, that was begun on or before.

22 [(a) May 1, 1997, in a county defined
23 under Section 232.022(a)(1); or

24 [(b) September 1, 2005, in a county
25 defined under Section 232.022(a)(2); or

26 [(B) the land was not subdivided after September
27 1, 1995, in a county defined under Section 232.022(a)(1), or

1 ~~September 1, 2005, in a county defined under Section 232.022(a)(2),~~

2 ~~and:~~

3 ~~[i) water service is available within 750~~

4 ~~feet of the subdivided land; or~~

5 ~~[ii) water service is available more than~~

6 ~~750 feet from the subdivided land and the extension of water service~~

7 ~~to the land may be feasible, subject to a final determination by the~~

8 ~~water service provider].~~

9 (d) In a county to which Subchapter B, Chapter 232, applies,

10 an entity described by Subsection (b) may serve or connect land with

11 water, sewer, electricity, gas, or other utility service that is

12 located in the extraterritorial jurisdiction of a municipality

13 regardless of whether the entity is presented with or otherwise

14 holds a certificate applicable to the land issued under Section

15 212.0115, if the municipal authority responsible for approving

16 plats issues a certificate stating that:

17 (1) the subdivided land:

18 (A) was sold or conveyed by a subdivider by any

19 means of conveyance, including a contract for deed or executory

20 contract, before:

21 (i) September 1, 1995, in a county defined

22 under Section 232.022(a)(1);

23 (ii) September 1, 1999, in a county defined

24 under Section 232.022(a)(1) if, on August 31, 1999, the subdivided

25 land was located in the extraterritorial jurisdiction of a

26 municipality as determined by Chapter 42; or

27 (iii) September 1, 2005, in a county

1 defined under Section 232.022(a)(2);

2 (B) has not been subdivided after September 1,
3 1995, September 1, 1999, or September 1, 2005, as applicable under
4 Paragraph (A);

5 (C) is the site of construction of a residence,
6 evidenced by at least the existence of a completed foundation, that
7 was begun on or before:

8 (i) May 1, 2003, in a county defined under
9 Section 232.022(a)(1); or

10 (ii) September 1, 2005, in a county defined
11 under Section 232.022(a)(2); and

12 (D) has had adequate sewer services installed to
13 service the lot or dwelling, as determined by an authorized agent
14 responsible for the licensing or permitting of on-site sewage
15 facilities under Chapter 366, Health and Safety Code;

16 (2) the subdivided land is a lot of record as defined
17 by Section 232.021(6-a) that is located in a county defined by
18 Section 232.022(a)(1) and has adequate sewer services installed
19 that are fully operable to service the lot or dwelling, as
20 determined by an authorized agent responsible for the licensing or
21 permitting of on-site sewage facilities under Chapter 366, Health
22 and Safety Code; or

23 (3) the land was not subdivided after September 1,
24 1995, in a county defined under Section 232.022(a)(1), or September
25 1, 2005, in a county defined under Section 232.022(a)(2), and:

26 (A) water service is available within 750 feet of
27 the subdivided land; or

5 (e) An entity described by Subsection (b) may provide
6 utility service to land described by Subsection (d)(1), (2), or (3)
7 [~~(e)(4)(A)~~] only if the person requesting service:

10 (2) provides to the entity a certificate described by
11 Subsection (d) ~~(c)(4)(A)~~.

12 (f) [←e] A person requesting service may obtain a
13 certificate under Subsection (d)(1), (2), or (3) [←e](4)(A) only
14 if the person is the owner or purchaser of the subdivided land and
15 provides to the municipal authority responsible for approving plats
16 documentation containing [either]:

17 (1) a copy of the means of conveyance or other
18 documents that show that the land was sold or conveyed by a
19 subdivider [~~to the person requesting service~~] before September 1,
20 1995, before September 1, 1999, or before September 1, 2005, as
21 applicable under Subsection (d) [~~, and a notarized affidavit by that~~
22 ~~person that states that construction of a residence on the land,~~
23 ~~evidenced by at least the existence of a completed foundation, was~~
24 ~~begun on or before May 1, 1997, or on or before September 1, 2005, as~~
25 ~~applicable~~]; [~~or~~]

26 (2) for a certificate issued under Subsection (d)(1),
27 a notarized affidavit by the person requesting service that states

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1 that [the property was sold or conveyed to that person before
2 September 1, 1995, or before September 1, 2005, as applicable, and
3 that] construction of a residence on the land, evidenced by at least
4 the existence of a completed foundation, was begun on or before May
5 1, 2003, in a county defined by Section 232.022(a)(1) or September
6 1, 2005, in a county defined by Section 232.022(a)(2), and the
7 request for utility connection or service is to connect or serve a
8 residence described by Subsection (d)(1)(C);

19 [(f) A person requesting service may obtain a certificate
20 under Subsection (c)(4)(B) only if the person provides to the
21 municipal authority responsible for approving plats an affidavit
22 that states that the property was not sold or conveyed to that
23 person from a subdivider or the subdivider's agent after September
24 1, 1995, or after September 1, 2005, as applicable.]

25 (j) Except as provided by Subsection (k), this section does
26 not prohibit a water or sewer utility from providing in a county
27 defined by Section 232.022(a)(1) water or sewer utility connection

1 or service to a residential dwelling that:

2 (1) is provided water or wastewater facilities under
3 or in conjunction with a federal or state funding program designed
4 to address inadequate water or wastewater facilities in colonias or
5 to residential lots located in a county described by Section
6 232.022(a)(1);

7 (2) is an existing dwelling identified as an eligible
8 recipient for funding by the funding agency providing adequate
9 water and wastewater facilities or improvements;

10 (3) when connected, will comply with the minimum state
11 standards for both water and sewer facilities and as prescribed by
12 the model subdivision rules adopted under Section 16.343, Water
13 Code; and

14 (4) is located in a project for which the municipality
15 with jurisdiction over the project or the approval of plats within
16 the project area has approved the improvement project by order,
17 resolution, or interlocal agreement under Chapter 791, Government
18 Code.

19 (k) A utility may not serve any subdivided land with water
20 utility connection or service under Subsection (j) unless the
21 entity receives a determination that adequate sewer services have
22 been installed to service the lot or dwelling from the municipal
23 authority responsible for approving plats, an entity described by
24 Subsection (b), or the authorized agent responsible for the
25 licensing or permitting of on-site sewage facilities under Chapter
26 366, Health and Safety Code.

27 SECTION 2. Section 232.021, Local Government Code, is

1 amended by adding Subdivision (6-a) and amending Subdivision (12)
2 to read as follows:

3 (6-a) "Lot of record" means:

4 (A) a lot, the boundaries of which were
5 established by a plat recorded in the office of the county clerk
6 before September 1, 1989, that has not been subdivided after
7 September 1, 1989; or

8 (B) a lot, the boundaries of which were
9 established by a metes and bounds description in a deed of
10 conveyance, a contract of sale, or other executory contract to
11 convey real property that has been legally executed and recorded in
12 the office of the county clerk before September 1, 1989, that has
13 not been subdivided after September 1, 1989.

14 (12) "Subdivider" means an individual, firm,
15 corporation, or other legal entity ~~[that owns any interest in land~~
16 ~~and]~~ that directly or indirectly subdivides land into lots for sale
17 or lease as part of a common promotional plan in the ordinary course
18 of business.

19 SECTION 3. Section 232.024(b), Local Government Code, is
20 amended to read as follows:

21 (b) If any part of a plat applies to land intended for
22 residential housing and any part of that land lies in a floodplain,
23 the commissioners court shall not approve the plat unless:

24 (1) the subdivision is developed in compliance with
25 the minimum requirements of the National Flood Insurance Program
26 and local regulations or orders adopted under Section 16.315, Water
27 Code; and

1 (2) the plat evidences a restrictive covenant
2 ~~prohibiting [as required by this subsection. The restrictive~~
3 ~~covenant shall prohibit]~~ the construction of residential housing in
4 any area of the subdivision that is in a floodplain unless the
5 housing ~~is developed in compliance with the minimum requirements of~~
6 ~~[qualifies for insurance under]~~ the National Flood Insurance
7 Program and local regulations or orders adopted under Section
8 ~~16.315, Water Code [Act of 1968 (42 U.S.C. Sections 4001 through~~
9 ~~4127)].~~

10 SECTION 4. Section 232.028(b), Local Government Code, is
11 amended to read as follows:

12 (b) On the commissioners court's own motion or on the
13 written request of a subdivider, an owner or resident of a lot in a
14 subdivision, or an entity that provides a utility service, the
15 commissioners court shall make the following determinations
16 regarding the land in which the entity or commissioners court is
17 interested that is located within the jurisdiction of the county:

18 (1) whether a plat has been prepared and whether it has
19 been reviewed and approved by the commissioners court;

20 (2) whether water service facilities have been
21 constructed or installed to service the lot or subdivision under
22 Section 232.023 and are fully operable;

23 (3) whether sewer service facilities have been
24 constructed or installed to service the lot or subdivision under
25 Section 232.023 and are fully operable, or if septic systems are
26 used, whether the lot is served by a permitted on-site sewage
27 facility or lots in the subdivision can be adequately and legally

1 served by septic systems under Section 232.023; and

2 (4) whether electrical and gas facilities, if
3 available, have been constructed or installed to service the lot or
4 subdivision under Section 232.023.

5 SECTION 5. Section 232.029, Local Government Code, is
6 amended by amending Subsections (b), (c), (d), (e), and (i) and
7 adding Subsections (n) and (o) to read as follows:

8 (b) Except as provided by Subsections (c) and (k) or Section
9 232.037(c), a utility may not serve or connect any subdivided land
10 with electricity or gas unless the entity receives a determination
11 from the county commissioners court under Sections 232.028(b)(2)
12 and (3) [~~Section 232.028(b)(2)~~] that adequate water and sewer
13 services have been installed to service the lot or subdivision.

14 (c) An electric, gas, water, or sewer service utility may
15 serve or connect subdivided land with water, sewer, electricity,
16 gas, or other utility service regardless of whether the utility
17 receives a certificate issued by the commissioners court under
18 Section 232.028(a) or receives a determination from the
19 commissioners court under Section 232.028(b) if the utility is
20 provided with a certificate issued by the commissioners court that
21 states that:

22 (1) the subdivided land:

23 (A) was sold or conveyed by a subdivider [~~to the~~
24 ~~person requesting service~~] by any means of conveyance, including a
25 contract for deed or executory contract:

26 (i) before September 1, 1995; or

27 (ii) before September 1, 1999, if the

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1 subdivided land on August 31, 1999, was located in the
2 extraterritorial jurisdiction of a municipality as determined by
3 Chapter 42;

4 (B) has not been subdivided after September 1, 1995, or September 1, 1999, as applicable under Paragraph (A) [is
5 ~~located in a subdivision in which the utility has previously~~
6 ~~provided service]; [and]~~

7 (C) is the site of construction of a residence,
8 evidenced by at least the existence of a completed foundation, that
9 was begun [+]

10 [~~(i) on or before May 1, 1997; or~~
11 [~~(ii)~~] on or before May 1, 2003; and

12 (D) has had adequate sewer services installed to
13 service the lot or dwelling, as determined by an authorized agent
14 responsible for the licensing or permitting of on-site sewage
15 facilities under Chapter 366, Health and Safety Code;

16 (2) the subdivided land is a lot of record and has
17 adequate sewer services installed that are fully operable to
18 service the lot or dwelling, as determined by an authorized agent
19 responsible for the licensing or permitting of on-site sewage
20 facilities under Chapter 366, Health and Safety Code[, if the
21 ~~subdivided land on August 31, 1999, was located in the~~
22 ~~extraterritorial jurisdiction of a municipality as determined by~~
23 ~~Chapter 42]; or~~

24 (3) [~~2~~] the land was not subdivided after September
25 1, 1995, and:

26 (A) water service is available within 750 feet of

1 the subdivided land; or

2 (B) water service is available more than 750 feet
3 from the subdivided land and the extension of water service to the
4 land may be feasible, subject to a final determination by the water
5 service provider.

6 (d) A utility may provide utility service to subdivided land
7 described by Subsection (c)(1), (2), or (3) only if the person
8 requesting service:

9 (1) is not the land's subdivider or the subdivider's
10 agent; and

11 (2) provides to the utility a certificate described by
12 Subsection (c) [(e)(1)].

13 (e) A person requesting service may obtain a certificate
14 under Subsection (c)(1), (2), or (3) only if the person is the owner
15 or purchaser of the subdivided land and provides to the
16 commissioners court documentation containing [either]:

17 (1) [Documentation containing:

18 [(A)] a copy of the means of conveyance or other
19 documents that show that the land was sold or conveyed by a
20 subdivider before September 1, 1995, or before September 1, 1999,
21 as applicable under Subsection (c);

22 (2) [to the person requesting service:

23 [(i) before September 1, 1995; or

24 [(ii) before September 1, 1999, if the
25 subdivided land on August 31, 1999, was located in the
26 extraterritorial jurisdiction of a municipality as determined by
27 Chapter 42; and

1 [(-B)] a notarized affidavit by that person
2 requesting service under Subsection (c)(1) that states that
3 construction of a residence on the land, evidenced by at least the
4 existence of a completed foundation, was begun[+]

5 [(-i)] ~~on or before May 1, 1997, or~~
6 [(-ii)] ~~on or before May 1, 2003, and the~~
7 request for utility connection or service is to connect or serve a
8 residence described by Subsection (c)(1)(C);

9 (3) [~~if the subdivided land on August 31, 1999, was~~
10 ~~located in the extraterritorial jurisdiction of a municipality as~~
11 ~~determined by Chapter 42, or~~

12 [(-2)] a notarized affidavit by the person requesting
13 service that states that the subdivided land has not been further
14 subdivided after[+]

15 [(-A) ~~the property was sold or conveyed to that~~
16 ~~person:~~

17 [(-i) ~~before~~] September 1, 1995, [+] or
18 [(-ii) ~~before~~] September 1, 1999, as
19 applicable under Subsection (c); and

20 (4) evidence that adequate sewer service or facilities
21 have been installed and are fully operable to service the lot or
22 dwelling from an entity described by Section 232.021(14) or the
23 authorized agent responsible for the licensing or permitting of
24 on-site sewage facilities under Chapter 366, Health and Safety Code
25 [~~if the subdivided land on August 31, 1999, was located in the~~
26 ~~extraterritorial jurisdiction of a municipality as determined by~~
27 ~~Chapter 42, and~~

1 [~~(B) construction of a residence on the land,~~
2 ~~evidenced by at least the existence of a completed foundation, was~~
3 ~~begun:~~

4 [~~(i) on or before May 1, 1997, or~~
5 [~~(ii) on or before May 1, 2003, if the~~
6 ~~subdivided land on August 31, 1999, was located in the~~
7 ~~extraterritorial jurisdiction of a municipality as determined by~~
8 ~~Chapter 42~~].

9 (i) The prohibition established by this section shall not
10 prohibit a water, sewer, [an] electric, or gas utility from
11 providing water, sewer, electric, or gas utility connection or
12 service to a lot [~~being~~] sold, conveyed, or purchased through a
13 contract for deed or executory contract or other device by a
14 subdivider prior to July 1, 1995, or September 1, 1999, if on August
15 31, 1999, the subdivided land was located in the extraterritorial
16 jurisdiction of a municipality that has adequate sewer services
17 installed that are fully operable to service the lot, as determined
18 by an authorized agent responsible for the licensing or permitting
19 of on-site sewage facilities under Chapter 366, Health and Safety
20 Code, [which is located within a subdivision where the utility has
21 previously established service] and was subdivided by a plat
22 approved prior to September 1, 1989.

23 (n) Except as provided by Subsection (o), this section does
24 not prohibit a water or sewer utility from providing water or sewer
25 utility connection or service to a residential dwelling that:

26 (1) is provided water or wastewater facilities under
27 or in conjunction with a federal or state funding program designed

1 to address inadequate water or wastewater facilities in colonias or
2 to residential lots located in a county described by Section
3 232.022(a)(1);

4 (2) is an existing dwelling identified as an eligible
5 recipient for funding by the funding agency providing adequate
6 water and wastewater facilities or improvements;

7 (3) when connected, will comply with the minimum state
8 standards for both water and sewer facilities and as prescribed by
9 the model subdivision rules adopted under Section 16.343, Water
10 Code; and

11 (4) is located in a project for which the municipality
12 with jurisdiction over the project or the approval of plats within
13 the project area has approved the improvement project by order,
14 resolution, or interlocal agreement under Chapter 791, Government
15 Code, if applicable.

16 (o) A utility may not serve any subdivided land with water
17 utility connection or service under Subsection (n) unless the
18 entity receives a determination from the county commissioners court
19 under Section 232.028(b)(3) that adequate sewer services have been
20 installed to service the lot or dwelling.

21 SECTION 6. Section 232.029(f), Local Government Code, is
22 repealed.

23 SECTION 7. This Act takes effect immediately if it receives
24 a vote of two-thirds of all the members elected to each house, as
25 provided by Section 39, Article III, Texas Constitution. If this
26 Act does not receive the vote necessary for immediate effect, this
27 Act takes effect September 1, 2009.