

By: Estes

S.B. No. 180

A BILL TO BE ENTITLED

AN ACT

relating to the use of eminent domain authority.

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

SECTION 1. Chapter 2206, Government Code, is amended to read as follows:

CHAPTER 2206. [~~LIMITATIONS ON USE OF~~] EMINENT DOMAIN

SUBCHAPTER A. LIMITATIONS ON PURPOSE AND USE OF PROPERTY ACQUIRED THROUGH EMINENT DOMAIN

Sec. 2206.001. LIMITATION ON EMINENT DOMAIN FOR PRIVATE PARTIES OR ECONOMIC DEVELOPMENT PURPOSES. (a) This section applies to the use of eminent domain under the laws of this state, including a local or special law, by any governmental or private entity, including:

(1) a state agency, including an institution of higher education as defined by Section 61.003, Education Code;

(2) a political subdivision of this state; or

(3) a corporation created by a governmental entity to act on behalf of the entity.

(b) A governmental or private entity may not take private property through the use of eminent domain if the taking:

(1) confers a private benefit on a particular private party through the use of the property;

(2) is for a public use that is merely a pretext to confer a private benefit on a particular private party; [~~or~~]

1 (3) is for economic development purposes, unless the
2 economic development is a secondary purpose resulting from
3 municipal community development or municipal urban renewal
4 activities to eliminate an existing affirmative harm on society
5 from slum or blighted areas under:

6 (A) Chapter 373 or 374, Local Government Code,
7 other than an activity described by Section 373.002(b)(5), Local
8 Government Code; or

9 (B) Section 311.005(a)(1)(I), Tax Code; or
10 (4) is not for a public use.

11 (c) This section does not affect the authority of an entity
12 authorized by law to take private property through the use of
13 eminent domain for:

14 (1) transportation projects, including, but not
15 limited to, railroads, airports, or public roads or highways;

16 (2) entities authorized under Section 59, Article XVI,
17 Texas Constitution, including:

18 (A) port authorities;

19 (B) navigation districts; and

20 (C) any other conservation or reclamation
21 districts that act as ports;

22 (3) water supply, wastewater, flood control, and
23 drainage projects;

24 (4) public buildings, hospitals, and parks;

25 (5) the provision of utility services;

26 (6) a sports and community venue project approved by
27 voters at an election held on or before December 1, 2005, under

1 Chapter 334 or 335, Local Government Code;

2 (7) the operations of:

3 (A) a common carrier pipeline [~~subject to Chapter~~
4 ~~111, Natural Resources Code, and Section B(3)(b), Article 2.01,~~
5 ~~Texas Business Corporation Act~~]; or

6 (B) an energy transporter, as that term is
7 defined by Section 186.051, Utilities Code;

8 (8) a purpose authorized by Chapter 181, Utilities
9 Code;

10 (9) underground storage operations subject to Chapter
11 91, Natural Resources Code;

12 (10) a waste disposal project; or

13 (11) a library, museum, or related facility and any
14 infrastructure related to the facility.

15 (d) This section does not affect the authority of a
16 governmental entity to condemn a leasehold estate on property owned
17 by the governmental entity.

18 (e) The determination by the governmental or private entity
19 proposing to take the property that the taking does not involve an
20 act or circumstance prohibited by Subsection (b) does not create a
21 presumption with respect to whether the taking involves that act or
22 circumstance.

23 Sec. 2206.002. LIMITATIONS ON EASEMENTS. (a) This section
24 applies only to an easement acquired by an entity for the purpose of
25 a pipeline to be used for oil or gas exploration or production
26 activities.

27 (b) A property owner whose property is acquired through the

1 use of eminent domain under Chapter 21, Property Code, for the
2 purpose of creating an easement through that owner's property may
3 construct streets or roads, including gravel, asphalt, or concrete
4 streets or roads, at any locations above the easement that the
5 property owner chooses.

6 (c) The portion of a street or road constructed under this
7 section that is within the area covered by the easement:

8 (1) must cross the easement at or near 90 degrees; and

9 (2) may not:

10 (A) exceed 40 feet in width;

11 (B) cause a violation of any applicable pipeline
12 regulation; or

13 (C) interfere with the operation and maintenance
14 of any pipeline.

15 (d) At least 30 days before the date on which construction
16 of an asphalt or concrete street or road that will be located wholly
17 or partly in an area covered by an easement used for a pipeline is
18 scheduled to begin, the property owner must submit plans for the
19 proposed construction to the owner of the easement.

20 SUBCHAPTER B. PROCEDURES REQUIRED TO INITIATE

21 EMINENT DOMAIN PROCEEDINGS

22 Sec. 2206.051. SHORT TITLE. This subchapter may be cited as
23 the Truth in Condemnation Procedures Act.

24 Sec. 2206.052. APPLICABILITY. The procedures in this
25 subchapter apply only to the use of eminent domain under the laws of
26 this state by a governmental entity.

27 Sec. 2206.053. VOTE ON USE OF EMINENT DOMAIN. (a) Before a

1 governmental entity initiates a condemnation proceeding by filing a
2 petition under Section 21.012, Property Code, the governmental
3 entity must authorize the initiation of the condemnation proceeding
4 at a public meeting by a record vote.

5 (b) A single ordinance, resolution, or order may be adopted
6 for all units of property to be condemned if:

7 (1) the motion required by Subsection (e) indicates
8 that the first record vote applies to all units of property to be
9 condemned; and

10 (2) the minutes of the governmental entity reflect
11 that the first vote applies to all of those units.

12 (c) If more than one member of the governing body objects to
13 adopting a single ordinance, resolution, or order by a record vote
14 for all units of property for which condemnation proceedings are to
15 be initiated, a separate record vote must be taken for each unit of
16 property.

17 (d) For the purposes of Subsections (a) and (c), if two or
18 more units of real property are owned by the same person, the
19 governmental entity may treat those units of property as one unit of
20 property.

21 (e) The motion to adopt an ordinance, resolution, or order
22 authorizing the initiation of condemnation proceedings under
23 Chapter 21, Property Code, must be made in a form substantially
24 similar to the following: "I move that the (name of governmental
25 entity) authorize the use of the power of eminent domain to acquire
26 (describe the property) for (describe the public use)." The
27 description of the property required by this subsection is

1 sufficient if the description of the location of and interest in the
2 property that the governmental entity seeks to acquire is
3 substantially similar to the description that is or could properly
4 be used in a petition to condemn the property under Section 21.012,
5 Property Code.

6 (f) If a project for a public use described by Section
7 2206.001(c)(3) will require a governmental entity to acquire
8 multiple tracts or units of property to construct facilities
9 connecting one location to another location, the governing body of
10 the governmental entity may adopt a single ordinance, resolution,
11 or order by a record vote that delegates the authority to initiate
12 condemnation proceedings to the chief administrative official of
13 the governmental entity.

14 (g) An ordinance, resolution, or order adopted under
15 Subsection (f) is not required to identify specific properties that
16 the governmental entity will acquire. The ordinance, resolution,
17 or order must identify the general area to be covered by the project
18 or the general route that will be used by the governmental entity
19 for the project in a way that provides property owners in and around
20 the area or along the route reasonable notice that the owners'
21 properties may be subject to condemnation proceedings during the
22 planning or construction of the project.

23 SUBCHAPTER C. EXPIRATION OF CERTAIN EMINENT DOMAIN AUTHORITY

24 Sec. 2206.101. REPORT OF EMINENT DOMAIN AUTHORITY;
25 EXPIRATION OF AUTHORITY. (a) This section does not apply to an
26 entity that was created or that acquired the power of eminent domain
27 on or after December 31, 2012.

1 (b) Not later than December 31, 2012, an entity, including a
2 private entity, authorized by the state by a general or special law
3 to exercise the power of eminent domain shall submit to the
4 comptroller a letter stating that the entity is authorized by the
5 state to exercise the power of eminent domain and identifying each
6 provision of law that grants the entity that authority. The entity
7 must send the letter by certified mail, return receipt requested.

8 (c) The authority of an entity to exercise the power of
9 eminent domain expires on September 1, 2013, unless the entity
10 submits a letter in accordance with Subsection (b).

11 (d) Not later than March 1, 2013, the comptroller shall
12 submit to the governor, the lieutenant governor, the speaker of the
13 house of representatives, the presiding officers of the appropriate
14 standing committees of the senate and the house of representatives,
15 and the Texas Legislative Council a report that contains:

16 (1) the name of each entity that submitted a letter in
17 accordance with this section; and

18 (2) a corresponding list of the provisions granting
19 eminent domain authority as identified by each entity that
20 submitted a letter.

21 (e) The Texas Legislative Council shall prepare for
22 consideration by the 84th Legislature, Regular Session, a
23 nonsubstantive revision of the statutes of this state as necessary
24 to reflect the state of the law after the expiration of an entity's
25 eminent domain authority effective under Subsection (c).

26 SECTION 2. Section 21.0111, Property Code, is amended to
27 read as follows:

1 Sec. 21.0111. DISCLOSURE OF CERTAIN INFORMATION REQUIRED;
2 INITIAL OFFER. (a) An [~~A governmental~~] entity with eminent domain
3 authority that wants to acquire real property for a public use
4 shall, by certified mail, return receipt requested, disclose to the
5 property owner at the time an offer to purchase or lease the
6 property is made any and all [~~existing~~] appraisal reports produced
7 or acquired by the [~~governmental~~] entity relating specifically to
8 the owner's property and prepared in the 10 years preceding the date
9 of the [~~used in determining the final valuation~~] offer.

10 (b) A property owner shall disclose to the [~~acquiring~~
11 ~~governmental~~] entity seeking to acquire the property any and all
12 current and existing appraisal reports produced or acquired by the
13 property owner relating specifically to the owner's property and
14 used in determining the owner's opinion of value. Such disclosure
15 shall take place not later than the earlier of:

16 (1) the 10th day after the date [~~within 10 days~~] of
17 receipt of an appraisal report; or

18 (2) the third business day before the date of a special
19 commissioners hearing if an appraisal report is to be used at the
20 hearing [~~reports but no later than 10 days prior to the special~~
21 ~~commissioner's hearing~~].

22 (c) An entity seeking to acquire property that the entity is
23 authorized to obtain through the use of eminent domain may not
24 include a confidentiality provision in an offer or agreement to
25 acquire the property. The entity shall inform the owner of the
26 property that the owner has the right to:

27 (1) discuss any offer or agreement regarding the

1 entity's acquisition of the property with others; or

2 (2) keep the offer or agreement confidential, unless
3 the offer or agreement is subject to Chapter 552, Government Code.

4 (d) A subsequent bona fide purchaser for value from the
5 acquiring [~~governmental~~] entity may conclusively presume that the
6 requirement of this section has been met. This section does not
7 apply to acquisitions of real property for which an [~~a~~
8 ~~governmental~~] entity does not have eminent domain authority.

9 SECTION 3. Subchapter B, Chapter 21, Property Code, is
10 amended by adding Section 21.0113 to read as follows:

11 Sec. 21.0113. BONA FIDE OFFER REQUIRED. (a) An entity
12 with eminent domain authority that wants to acquire real property
13 for a public use must make a bona fide offer to acquire the property
14 from the property owner voluntarily.

15 (b) An entity with eminent domain authority has made a bona
16 fide offer if:

17 (1) an initial offer is made in writing to a property
18 owner;

19 (2) a final offer is made in writing to the property
20 owner;

21 (3) the final offer is made on or after the 30th day
22 after the date on which the entity makes a written initial offer to
23 the property owner;

24 (4) before making a final offer, the entity obtains a
25 written appraisal from a certified appraiser of the value of the
26 property being acquired and the damages, if any, to any of the
27 property owner's remaining property;

1 (5) the final offer is equal to or greater than the
2 amount of the written appraisal obtained by the entity;

3 (6) the following items are included with the final
4 offer or have been previously provided to the owner by the entity:

5 (A) a copy of the written appraisal;

6 (B) a copy of the deed, easement, or other
7 instrument conveying the property sought to be acquired; and

8 (C) the landowner's bill of rights statement
9 prescribed by Section 21.0112; and

10 (7) the entity provides the property owner with at
11 least 14 days to respond to the final offer and the property owner
12 does not agree to the terms of the final offer within that period.

13 SECTION 4. Section 21.012, Property Code, is amended to
14 read as follows:

15 Sec. 21.012. CONDEMNATION PETITION. (a) If an entity [~~the~~
16 ~~United States, this state, a political subdivision of this state, a~~
17 ~~corporation~~] with eminent domain authority[, ~~or an irrigation,~~
18 ~~water improvement, or water power control district created by law~~
19 wants to acquire real property for public use but is unable to agree
20 with the owner of the property on the amount of damages, the
21 [~~condemning~~] entity may begin a condemnation proceeding by filing a
22 petition in the proper court.

23 (b) The petition must:

24 (1) describe the property to be condemned;

25 (2) state with specificity the public use [~~purpose~~]
26 for which the entity intends to acquire [~~use~~] the property;

27 (3) state the name of the owner of the property if the

1 owner is known;

2 (4) state that the entity and the property owner are
3 unable to agree on the damages; ~~and~~

4 (5) if applicable, state that the entity provided the
5 property owner with the landowner's bill of rights statement in
6 accordance with Section 21.0112; and

7 (6) state that the entity made a bona fide offer to
8 acquire the property from the property owner voluntarily as
9 provided by Section 21.0113.

10 (c) An entity that files a petition under this section must
11 provide a copy of the petition to the property owner by certified
12 mail, return receipt requested.

13 SECTION 5. Section 21.014(a), Property Code, is amended to
14 read as follows:

15 (a) The judge of a court in which a condemnation petition is
16 filed or to which an eminent domain case is assigned shall appoint
17 three disinterested real property owners ~~[freeholders]~~ who reside
18 in the county as special commissioners to assess the damages of the
19 owner of the property being condemned. The judge appointing the
20 special commissioners shall give preference to persons agreed on by
21 the parties. The judge shall provide each party a reasonable period
22 to strike one of the three commissioners appointed by the judge. If
23 a person fails to serve as a commissioner or is struck by a party to
24 the suit, the judge shall ~~[may]~~ appoint a replacement.

25 SECTION 6. Section 21.015(a), Property Code, is amended to
26 read as follows:

27 (a) The special commissioners in an eminent domain

1 proceeding shall promptly schedule a hearing for the parties at the
2 earliest practical time but may not schedule a hearing to assess
3 damages before the 20th day after the date the special
4 commissioners were appointed. The special commissioners shall
5 schedule a hearing for the parties ~~[and]~~ at a place that is as near
6 as practical to the property being condemned or at the county seat
7 of the county in which the proceeding is being held.

8 SECTION 7. Section 21.016(b), Property Code, is amended to
9 read as follows:

10 (b) Notice of the hearing must be served on a party not later
11 than the 20th ~~[11th]~~ day before the day set for the hearing. A
12 person competent to testify may serve the notice.

13 SECTION 8. Section 21.023, Property Code, is amended to
14 read as follows:

15 Sec. 21.023. DISCLOSURE OF INFORMATION REQUIRED AT TIME OF
16 ACQUISITION. An ~~[A governmental]~~ entity with eminent domain
17 authority shall disclose in writing to the property owner, at the
18 time of acquisition of the property through eminent domain, that:

19 (1) the owner or the owner's heirs, successors, or
20 assigns may be ~~[are]~~ entitled to:

21 (A) repurchase the property under Subchapter E
22 ~~[if the public use for which the property was acquired through~~
23 ~~eminent domain is canceled before the 10th anniversary of the date~~
24 ~~of acquisition]~~; or

25 (B) request from the entity certain information
26 relating to the use of the property and any actual progress made
27 toward that use; and

1 (2) the repurchase price is the price paid to the owner
2 by the entity at the time the entity acquired the property through
3 eminent domain [~~fair market value of the property at the time the~~
4 ~~public use was canceled~~].

5 SECTION 9. Subchapter B, Chapter 21, Property Code, is
6 amended by adding Section 21.025 to read as follows:

7 Sec. 21.025. PRODUCTION OF INFORMATION BY CERTAIN ENTITIES.

8 (a) Notwithstanding any other law, an entity that is not subject
9 to Chapter 552, Government Code, and is authorized by law to acquire
10 private property through the use of eminent domain is required to
11 produce information as provided by this section if the information
12 is:

13 (1) requested by a person who owns property that is the
14 subject of a proposed or existing eminent domain proceeding; and

15 (2) related to the taking of the person's private
16 property by the entity through the use of eminent domain.

17 (b) An entity described by Subsection (a) is required under
18 this section only to produce information relating to the
19 condemnation of the specific property owned by the requestor as
20 described in the request. A request under this section must contain
21 sufficient details to allow the entity to identify the specific
22 tract of land in relation to which the information is sought.

23 (c) The entity shall respond to a request in accordance with
24 the Texas Rules of Civil Procedure as if the request was made in a
25 matter pending before a state district court.

26 (d) Exceptions to disclosure provided by this chapter and
27 the Texas Rules of Civil Procedure apply to the disclosure of

1 information under this section.

2 (e) Jurisdiction to enforce the provisions of this section
3 resides in:

4 (1) the court in which the condemnation was initiated;
5 or

6 (2) if the condemnation proceeding has not been
7 initiated:

8 (A) a court that would have jurisdiction over a
9 proceeding to condemn the requestor's property; or

10 (B) a court with eminent domain jurisdiction in
11 the county in which the entity has its principal place of business.

12 (f) If the entity refuses to produce information requested
13 in accordance with this section and the court determines that the
14 refusal violates this section, the court may award the requestor's
15 reasonable attorney's fees incurred to compel the production of the
16 information.

17 SECTION 10. Section 21.042(d), Property Code, is amended to
18 read as follows:

19 (d) In estimating injury or benefit under Subsection (c),
20 the special commissioners shall consider an injury or benefit that
21 is peculiar to the property owner and that relates to the property
22 owner's ownership, use, or enjoyment of the particular parcel of
23 real property, including a material impairment of direct access on
24 or off the remaining property that affects the market value of the
25 remaining property, but they may not consider an injury or benefit
26 that the property owner experiences in common with the general
27 community, including circuitry of travel and diversion of traffic.

1 In this subsection, "direct access" means ingress and egress on or
2 off a public road, street, or highway at a location where the
3 remaining property adjoins that road, street, or highway.

4 SECTION 11. Sections 21.046(a) and (b), Property Code, are
5 amended to read as follows:

6 (a) A department, agency, instrumentality, or political
7 subdivision of this state shall [~~may~~] provide a relocation advisory
8 service for an individual, a family, a business concern, a farming
9 or ranching operation, or a nonprofit organization that [~~if the~~
10 ~~service~~] is compatible with the Federal Uniform Relocation
11 Assistance and Real Property Acquisition Policies Act of 1970
12 [~~Advisory Program~~], 42 U.S.C.A. 4601 [~~23 U.S.C.A. 501~~], et seq.

13 (b) This state or a political subdivision of this state
14 shall [~~may~~], as a cost of acquiring real property, pay moving
15 expenses and rental supplements, make relocation payments, provide
16 financial assistance to acquire replacement housing, and
17 compensate for expenses incidental to the transfer of the property
18 if an individual, a family, the personal property of a business, a
19 farming or ranching operation, or a nonprofit organization is
20 displaced in connection with the acquisition.

21 SECTION 12. The heading to Section 21.047, Property Code,
22 is amended to read as follows:

23 Sec. 21.047. ASSESSMENT OF COSTS AND FEES.

24 SECTION 13. Section 21.047, Property Code, is amended by
25 adding Subsection (d) to read as follows:

26 (d) If a court hearing a suit under this chapter determines
27 that a condemnor did not make a bona fide offer to acquire the

1 property from the property owner voluntarily as required by Section
2 21.0113, the court shall abate the suit, order the condemnor to make
3 a bona fide offer, and order the condemnor to pay:

4 (1) all costs as provided by Subsection (a); and

5 (2) any reasonable attorney's fees and other
6 professional fees incurred by the property owner that are directly
7 related to the violation.

8 SECTION 14. Subchapter E, Chapter 21, Property Code, is
9 amended to read as follows:

10 SUBCHAPTER E. REPURCHASE OF REAL PROPERTY FROM CONDEMNING

11 [~~GOVERNMENTAL~~] ENTITY

12 Sec. 21.101. RIGHT OF REPURCHASE [~~APPLICABILITY~~]. (a) A
13 person from whom [~~Except as provided in Subsection (b), this~~
14 ~~subchapter applies only to~~] a real property interest is acquired by
15 an [~~a governmental~~] entity through eminent domain for a public use,
16 or that person's heirs, successors, or assigns, is entitled to
17 repurchase the property as provided by this subchapter if:

18 (1) the public use for which the property was acquired
19 through eminent domain is [~~that was~~] canceled before the property
20 is used for that public use;

21 (2) no actual progress is made toward the public use
22 for which the property was acquired between the date of acquisition
23 and the 10th anniversary of that date; or

24 (3) the property becomes unnecessary for the public
25 use for which the property was acquired, or a substantially similar
26 public use, before the 10th anniversary of the date of acquisition.

27 (b) In this section, "actual progress" means the completion

1 of two or more of the following actions:

2 (1) the performance of a significant amount of labor
3 to develop the property or other property acquired for the same
4 public use project for which the property owner's property was
5 acquired;

6 (2) the provision of a significant amount of materials
7 to develop the property or other property acquired for the same
8 public use project for which the property owner's property was
9 acquired;

10 (3) the hiring of and performance of a significant
11 amount of work by an architect, engineer, or surveyor to prepare a
12 plan or plat that includes the property or other property acquired
13 for the same public use project for which the property owner's
14 property was acquired;

15 (4) application for state or federal funds to develop
16 the property or other property acquired for the same public use
17 project for which the property owner's property was acquired;

18 (5) application for a state or federal permit to
19 develop the property or other property acquired for the same public
20 use project for which the property owner's property was acquired;

21 (6) the acquisition of a tract or parcel of real
22 property adjacent to the property for the same public use project
23 for which the owner's property was acquired; or

24 (7) for a governmental entity, the adoption by a
25 majority of the entity's governing body at a public hearing of a
26 development plan for a public use project that indicates that the
27 entity will not complete more than one action described by

1 Subdivisions (1)-(6) before the 10th anniversary of the date of
2 acquisition of the property [~~This subchapter does not apply to a~~
3 ~~right-of-way under the jurisdiction of:~~

4 ~~(1) a county;~~

5 ~~(2) a municipality; or~~

6 ~~(3) the Texas Department of Transportation].~~

7 (c) A district court may determine all issues in any suit
8 regarding the repurchase of a real property interest acquired
9 through eminent domain by the former property owner or the owner's
10 heirs, successors, or assigns.

11 Sec. 21.102. NOTICE TO PREVIOUS PROPERTY OWNER REQUIRED [~~AT~~
12 ~~TIME OF CANCELLATION OF PUBLIC USE~~]. Not later than the 180th day
13 after the date an entity that acquired a real property interest
14 through eminent domain determines that the former property owner is
15 entitled to repurchase the property under Section 21.101 [~~of the~~
16 ~~cancellation of the public use for which real property was acquired~~
17 ~~through eminent domain from a property owner under Subchapter B~~],
18 the [~~governmental~~] entity shall send by certified mail, return
19 receipt requested, to the property owner or the owner's heirs,
20 successors, or assigns a notice containing:

21 (1) an identification, which is not required to be a
22 legal description, of the property that was acquired;

23 (2) an identification of the public use for which the
24 property had been acquired and a statement that:

25 (A) the public use was [~~has been~~] canceled before
26 the property was used for the public use;

27 (B) no actual progress was made toward the public

1 use; or

2 (C) the property became unnecessary for the
3 public use, or a substantially similar public use, before the 10th
4 anniversary of the date of acquisition; and

5 (3) a description of the person's right under this
6 subchapter to repurchase the property.

7 Sec. 21.1021. REQUESTS FOR INFORMATION REGARDING CONDEMNED
8 PROPERTY. (a) On or after the 10th anniversary of the date on
9 which real property was acquired by an entity through eminent
10 domain, a property owner or the owner's heirs, successors, or
11 assigns may request that the condemning entity make a determination
12 and provide a statement and other relevant information regarding:

13 (1) whether the public use for which the property was
14 acquired was canceled before the property was used for the public
15 use;

16 (2) whether any actual progress was made toward the
17 public use between the date of acquisition and the 10th anniversary
18 of that date, including an itemized description of the progress
19 made, if applicable; and

20 (3) whether the property became unnecessary for the
21 public use, or a substantially similar public use, before the 10th
22 anniversary of the date of acquisition.

23 (b) A request under this section must contain sufficient
24 detail to allow the entity to identify the specific tract of land in
25 relation to which the information is sought.

26 (c) Not later than the 90th day following the date of
27 receipt of the request for information, the entity shall send a

1 written response by certified mail, return receipt requested, to
2 the requestor.

3 Sec. 21.103. RESALE OF PROPERTY; PRICE. (a) Not later
4 than the 180th day after the date of the postmark on a [the] notice
5 sent under Section 21.102 or a response to a request made under
6 Section 21.1021 that indicates that the property owner or the
7 owner's heirs, successors, or assigns is entitled to repurchase the
8 property interest in accordance with Section 21.101, the property
9 owner or the owner's heirs, successors, or assigns must notify the
10 ~~[governmental]~~ entity of the person's intent to repurchase the
11 property interest under this subchapter.

12 (b) As soon as practicable after receipt of a notice of
13 intent to repurchase [the notification] under Subsection (a), the
14 ~~[governmental]~~ entity shall offer to sell the property interest to
15 the person for the price paid to the owner by the entity at the time
16 the entity acquired the property through eminent domain [fair
17 ~~market value of the property at the time the public use was~~
18 ~~cancelled]~~. The person's right to repurchase the property expires
19 on the 90th day after the date on which the ~~[governmental]~~ entity
20 makes the offer.

21 SECTION 15. Section 202.021, Transportation Code, is
22 amended by adding Subsection (j) to read as follows:

23 (j) The standard for determination of the fair value of the
24 state's interest in access rights to a highway right-of-way is the
25 same legal standard that is applied by the commission in the:

26 (1) acquisition of access rights under Subchapter D,
27 Chapter 203; and

1 (2) payment of damages in the exercise of the
2 authority, under Subchapter C, Chapter 203, for impairment of
3 highway access to or from real property where the real property
4 adjoins the highway.

5 SECTION 16. Section 54.209, Water Code, is amended to read
6 as follows:

7 Sec. 54.209. LIMITATION ON USE OF EMINENT DOMAIN. A
8 district may not exercise the power of eminent domain outside the
9 district boundaries to acquire:

10 (1) a site for a water treatment plant, water storage
11 facility, wastewater treatment plant, or wastewater disposal
12 plant;

13 (2) a site for a park, swimming pool, or other
14 recreational facility, as defined by Section 49.462 [~~except a~~
15 ~~trail~~];

16 (3) [~~a site for a trail on real property designated as~~
17 ~~a homestead as defined by Section 41.002, Property Code, or~~

18 ~~(4)]~~ an exclusive easement through a county regional
19 park; or

20 (4) a site or easement for a road project.

21 SECTION 17. (a) Section 552.0037, Government Code, is
22 repealed.

23 (b) Section 21.024, Property Code, is repealed.

24 SECTION 18. Chapter 2206, Government Code, and Chapter 21,
25 Property Code, as amended by this Act, apply only to a condemnation
26 proceeding in which the petition is filed on or after the effective
27 date of this Act and to any property condemned through the

1 proceeding. A condemnation proceeding in which the petition is
2 filed before the effective date of this Act and any property
3 condemned through the proceeding are governed by the law in effect
4 immediately before that date, and that law is continued in effect
5 for that purpose.

6 SECTION 19. The change in law made by this Act to Section
7 202.021, Transportation Code, applies only to a sale or transfer
8 under that section that occurs on or after the effective date of
9 this Act. A sale or transfer that occurs before the effective date
10 of this Act is governed by the law applicable to the sale or
11 transfer immediately before the effective date of this Act, and
12 that law is continued in effect for that purpose.

13 SECTION 20. The changes in law made by this Act to Section
14 54.209, Water Code, apply only to a condemnation proceeding in
15 which the petition is filed on or after the effective date of this
16 Act. A condemnation proceeding in which the petition is filed
17 before the effective date of this Act is governed by the law in
18 effect on the date the petition was filed, and that law is continued
19 in effect for that purpose.

20 SECTION 21. This Act takes effect September 1, 2011.