

1-1 By: Schwertner S.B. No. 1512
 1-2 (In the Senate - Filed March 3, 2023; March 16, 2023, read
 1-3 first time and referred to Committee on State Affairs;
 1-4 April 12, 2023, reported favorably by the following vote: Yeas 10,
 1-5 Nays 0; April 12, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18			X	

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

1-21 relating to the failure to disclose certain appraisal reports by an
 1-22 entity with eminent domain authority in connection with an offer to
 1-23 acquire real property.

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

1-25 SECTION 1. Section 21.0111(a), Property Code, is amended to
 1-26 read as follows:

1-27 (a) An entity with eminent domain authority that wants to
 1-28 acquire real property for a public use shall, by certified mail,
 1-29 return receipt requested, disclose to the property owner at the
 1-30 time an offer to purchase or lease the property is made any and all
 1-31 appraisal reports produced or acquired by the entity relating
 1-32 specifically to the owner's property and prepared in the 10 years
 1-33 preceding the date of the offer. An entity that fails to meet the
 1-34 requirements of this subsection is liable to the owner for
 1-35 reasonable attorney's fees incurred by the owner in connection with
 1-36 the entity's acquisition of the owner's property.

1-37 SECTION 2. The change in law made by this Act applies only
 1-38 to the acquisition of real property in connection with an initial
 1-39 offer made under Section 21.0113, Property Code, on or after the
 1-40 effective date of this Act. An acquisition of real property in
 1-41 connection with an initial offer made under Section 21.0113,
 1-42 Property Code, before the effective date of this Act is governed by
 1-43 the law applicable to the acquisition immediately before the
 1-44 effective date of this Act, and that law is continued in effect for
 1-45 that purpose.

1-46 SECTION 3. This Act takes effect September 1, 2023.

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