TEXAS REALTORS®

LEGISLATIVE PRIORITIES FOR THE 89TH TEXAS LEGISLATURE

HOUSING AFFORDABILITY

SB 673	Hughes	Allows for the ability to build accessory dwelling units (ADUs) by right
HB 1779	Bucy	Allows for the ability to build accessory dwelling units (ADUs) by right
SB 840 / HB 3404	Hughes / Hefner	Allows multifamily/mixed use development in commercial zones, and makes it easier to convert commercial buildings into residential by reducing permitting costs and other barriers
SB 785 / HB 1835	Flores / Guillen	Prevents a municipality from unreasonably regulating or restricting the installation of new HUD-code-compliant manufactured homes
SB 15 / HB 3919	Bettencourt/ Gates	Allows property owners who own more than 5 undeveloped acres to bypass city requirements on minimum lot size to allow for more dense housing

PROPERTY TAX RELIEF

SB 4 / SJR 2	Bettencourt	Increases the homestead exemption to $140,000
HB 8	Meyer	Provides tax relief through substantial school tax-rate compression
HB 9 / HJR 1	Meyer	Increases Business Personal Property Tax Exemptions

PROPERTY RIGHTS

SB 711 / HB 1349	Hughes / Turner	Continues the Legislature's efforts from 2021 to add more transparency within property owners' associations and ensure that private property rights are upheld
SB 844 / HB 24	Hughes / Orr	Ensures property owners are not unfairly restricted in using their property due to an overly burdensome petition process

TRANSPARENCY

SB 1968 / HB 3913	Schwertner / Harless	Modernizes and clarifies agency representation agreements in real estate transactions
SB 2349 / HB 2214	Alvarado / Walle	Adds commonsense updates to the flood disclosure required to be provided to residential tenants
SB 1106 / HB 2615	Parker / Harris	Increases transparency for property owners by requiring public improvement district (PID) assessments be included on county tax websites

WATER

SB 7 / SJR 66	Perry	Provides for historic investment in water infrastructure
HB 16 / HJR 7	Harris	Provides for historic investment in water infrastructure

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