

## **BILL ANALYSIS**

Senate Research Center

C.S.S.B. 1398  
By: West  
Intergovernmental Relations  
3/25/2009  
Committee Report (Substituted)

### **AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

Some municipalities in Texas are requiring prospective renters of dwelling units to obtain an additional license or permit issued by the municipality prior to renting or leasing housing units. This practice places an additional financial burden on prospective renters, especially those with low incomes, and places an additional regulatory burden on landlords.

C.S.S.B. 1398 prohibits municipalities from requiring individuals to obtain a specific license or permit issued by the municipality in order to occupy or rent an individual dwelling unit in a single-family, duplex, or multifamily structure.

### **RULEMAKING AUTHORITY**

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subchapter Z, Chapter 214, Local Government Code, by adding Section 214.907, as follows:

Sec. 214.907. LIMITATION ON MUNICIPAL REQUIREMENTS OF LICENSE OR PERMIT TO OCCUPY DWELLING UNIT. Prohibits a municipality from requiring a tenant to acquire a license or permit issued by the municipality as a condition for occupying or leasing an individual dwelling unit in a single-family, duplex, or multifamily structure.

SECTION 2. Effective date: upon passage or September 1, 2009.