

## **BILL ANALYSIS**

Senate Research Center  
76R11433 PAM-D

C.S.S.B. 712  
By: Wentworth  
Intergovernmental Relations  
4/15/1999  
Committee Report (Substituted)

### **DIGEST**

Currently, if a mobile home park is developed in a tract that was previously set as a whole tract without subdividing from a larger tract, then a subdivision plat could not be required. Platting is needed to ensure that the ultimate residents in the mobile home park have adequate access, proper utilities, and other health and safety assurances. C.S.S.B. 712 would establish conditions requiring manufactured home rental communities to comply with county infrastructure regulations.

### **PURPOSE**

As proposed, C.S.S.B. 712 establishes conditions requiring manufactured home rental communities to comply with county infrastructure regulations.

### **RULEMAKING AUTHORITY**

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

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Section 232.007, Local Government Code, by amending Subsection (a) and adding Subsections (c)-(g), to define "business day." Authorizes the commissioners court of a county, after a public hearing and proper notice, to establish minimum infrastructure standards for certain manufactured home rental communities (communities). Sets forth minimum standards. Prohibits the commissioners court from adopting minimum infrastructure standards that are more stringent than requirements for subdivisions. Authorizes only infrastructure standards to be adopted for ingress and egress access by fire and emergency vehicles that are reasonably necessary. Requires the owner of land located outside the limits of a municipality who intends to use the land for a manufactured home rental community to have a prepared infrastructure development plan that complies with adopted standards. Sets forth conditions and a time frame by which a development plan is evaluated and approved or rejected. Prohibits construction of a proposed community from beginning before approval of the development plan. Authorizes the commissioners court to require inspection of the infrastructure during or on completion of its construction. Sets forth conditions of final inspection. Requires the commissioners court to issue a certificate of compliance, if an inspector determines that the infrastructure complies with the plan. Sets forth requirements for issuance of a certificate of compliance. Prohibits a utility from providing utility services to a community subject to an infrastructure development plan or to a manufactured home in the community unless the owner provides the utility with a copy of the certificate of compliance. Sets forth entities to which this subsection applies. Makes a conforming change.

SECTION 2. Makes application of this Act prospective.  
Effective date: 90 days after adjournment.

### **SUMMARY OF COMMITTEE CHANGES**

#### SECTION 1.

Amends Section 232.007, Local Government Code, by amending Subsection (a) and adding Subsections (c)-(h), to establish conditions regarding the minimum infrastructure standards of infrastructure development plans for and proposed construction of manufactured home rental communities. Sets forth provisions regarding utility services to the communities.

SECTION 2. Makes application of this Act prospective.

Effective date: 90 days after adjournment.