

BILL ANALYSIS

Senate Research Center
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S.B. 677
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AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Currently, some portions of Texas are prime locations for wind-generated electricity, yet much of the state is not and is better suited for solar energy production. By 2025, there will be an estimated 254 square miles of roofs on residential and commercial buildings in Texas. In 2025, Texas rooftops will have the potential to provide as much as to 70 to 80 percent of annual water heating energy and could generate 40 percent of the state's energy resources.

As proposed, S.B. 677 requires homebuilders that build, or plan to build, more than 50 homes in a subdivision to offer installation of solar energy devices for heating, cooling, or the production of power.

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 the heading of Subtitle F, Title 16, Property Code, to read as follows:

SUBTITLE F. REGULATION OF RESIDENTIAL CONSTRUCTION GENERALLY

SECTION 2. Amends the heading of Chapter 446, Property Code, to read as follows:

CHAPTER 446. INSPECTION OF RESIDENTIAL CONSTRUCTION IN
UNINCORPORATED AREAS AND OTHER AREAS NOT SUBJECT TO MUNICIPAL
INSPECTIONS

SECTION 3. Amends Subtitle F, Title 16, Property Code, by adding Chapter 447, as follows:

CHAPTER 447. REQUIREMENTS FOR NEW CONSTRUCTION CONTRACTS

Sec. 447.001. SOLAR PANEL OPTION REQUIRED IN CERTAIN SUBDIVISIONS.

(a) Defines "solar energy device."

(b) Provides that this chapter applies only to a contract for construction of a new home in a subdivision that contains more than 50 lots on which the builder has built or is offering to build new homes.

(c) Requires a builder who enters into a contract to which this chapter applies to offer the home buyer an option to install a solar energy device on the home for heating or cooling or for the production of power.

SECTION 4. Makes application of this Act prospective.

SECTION 5. Effective date: September 1, 2009.