

BILL ANALYSIS

Senate Research Center

S.B. 291
By: Schwertner
Natural Resources & Economic Development
5/25/2021
Enrolled

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Commercial development projects run rampant as our state continues to grow at an unprecedented rate. Fast-growing counties such as Williamson County in Senate District 5 have large-scale construction projects near schools, neighborhoods, and everywhere in between.

Our constituents often wish to communicate with developers about local concerns, safety, traffic, and noise or air pollution. Currently, there is no law that applies statewide which would require developers to post any information at a construction site.

S.B. 291 would help facilitate transparency between developers and neighboring landowners by requiring developers to share their name, contact information, and a brief description of a project at the construction site.

(Original Author's/Sponsor's Statement of Intent)

S.B. 291 amends current law relating to the posting of certain project information at a commercial building construction site.

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 Subtitle C, Title 5, Business & Commerce Code, by adding Chapter 116, as follows:

CHAPTER 116. COMMERCIAL BUILDING CONSTRUCTION PROJECTS

Sec. 116.0001. POSTING OF CERTAIN INFORMATION AT COMMERCIAL BUILDING CONSTRUCTION SITE REQUIRED. (a) Defines "commercial."

(b) Requires the developer of a commercial building, as soon as practicable after beginning construction of the project located in Texas, to visibly post the name and contact information of the developer and a brief description of the project at the entrance to the construction site.

SECTION 2. Effective date: September 1, 2021.