

**BILL SUMMARY**  
1<sup>st</sup> Session of the 57<sup>th</sup> Legislature

|                        |   |
|------------------------|---|
| <b>Bill No.:</b>       | <b>HB 1032</b>                          |
| <b>Version:</b>        | <b>CS</b>                               |
| <b>Request Number:</b> | <b>8206</b>                             |
| <b>Author:</b>         | <b>Rep. Martinez</b>                    |
| <b>Date:</b>           | <b>3/4/2019</b>                         |
| <b>Impact:</b>         | <b>Local Subdivisions of Government</b> |

**Research Analysis**

HB 1032 prohibits a municipality from regulating single-family residential building design elements except in certain cases. For the municipality to be able to regulate, the residential building must meet location or historical requirements, such as being located in a local historic district, an historic district on the National Register of Historic Places, or be designated as a landmark. Further, the regulations must be directly and substantially related to the requirements of life safety and building codes, applied to manufactured housing in a manner consistent with applicable law, or adopted as a condition for participation in the National Flood Insurance Program.

Prepared By: Sean Webster

**Fiscal Analysis**

The measure relates to building codes, buildings and zoning and provides restrictions on regulating single-family residential building design elements, except under certain conditions as provided. Among the provisions is a requirement, under certain circumstances, for first-class mailed notice to record property owners within an overlay zoning district. Should such mailings be required, any cost will depend on the record owners within such district.

Prepared By: Mark Tygret

**Other Considerations**

None.