

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB 1627
Version:	FA1
Request Number:	13191
Author:	Rep. Caldwell (Trey)
Date:	5/15/2025
Impact:	\$0

Research Analysis

The floor substitute to HB 1627 creates the Safe Neighborhoods Act, which allows property owners and triple net leaseholders to submit a claim for compensation if a municipality or county adopts a policy that does not enforce certain public nuisance laws resulting in a decrease in the fair market value of the property or resulting in property owners paying to mitigate the effects of such policy. Compensation amounts are to be equal to the reduction in the fair market value of the property or the expenses incurred to mitigate the effects of such policy. Property owners can submit a claim once per tax year. The compensation amount cannot exceed the amount paid in property taxes for the previous year and is in lieu of any claim for monetary damages. If the municipality or county rejects or fails to respond to the claim within 30 days, the property owner can file a cause of action in the trail court of the county.

CHANGES IN THE FLOOR SUBSTITUTE VERSION FROM THE INTRODUCED VERSION:

The floor substitute removes the language regarding an arbitration selection process for cases of unfair labor practices involving fire and police and replaces it with the language regarding the creation of the Safe Neighborhoods Act.

Prepared By: Keana Swadley

Fiscal Analysis

The floor amendment to HB 1627 does not materially alter the prior fiscal impact statement. The measure removes language regarding an arbitration selection process for cases of unfair labor practices involving fire and police and replaces it with the language regarding the creation of the Safe Neighborhoods Act. The measure is solely procedural and does not mandate any action or expenditure by a state agency. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

