

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB 2147
Version:	SAHB
Request Number:	
Author:	Rep. Lay
Date:	5/16/2025
Impact:	Please see previous summary of this measure

Research Analysis

The senate amendment to HB 2147 clarifies that any fees, penalties, and abatement costs imposed against a property, other than owner-occupied real property, for violations of a municipality's housing and building codes can not be enforced as a lien until those fees, penalties, or abatement costs equal or exceed \$1,500.

HB 2147, as amended, creates the Municipal Code Lien Enforcement Act and allows any fees, penalties, and abatement costs imposed against a property for violations of a municipality's housing and building codes to be enforced as a lien as long as those fees, penalties, or abatement costs equal or exceed \$1,500. The measure provides that a municipal code lien is superior to all other liens except those for taxes. Owner-occupied property is exempt from this measure.

Municipalities are required to enact an ordinance or resolution approving the use of the provisions of this act before proceeding with a judicial foreclosure on a property with a municipal lien. Such ordinances or resolutions must include certain information as outlined in the measure. After a municipal code lien is filed with the county clerk, the code enforcement director is to identify the properties on which to begin a foreclosure. The code enforcement director is to wait six months from the date the municipal lien is recorded before filing a petition for foreclosure. The petition is to include certain information and to be mailed to all interested parties.

Prepared By: Keana Swadley

Fiscal Analysis

The measure is currently under review and impact information will be completed.

Prepared By: House Fiscal Staff

Other Considerations

None.