

AN ACT

relating to electronic delivery of notice for certain municipal zoning changes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 211.006(a-1), Local Government Code, is amended to read as follows:

(a-1) In addition to any notice required by this section or Section 211.007, the governing body of a municipality or a zoning commission, as applicable, shall provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

(1) be mailed by United States mail or delivered electronically to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date;

(2) contain the time and place of the hearing; and

(3) include the following text in bold 14-point type or larger:

"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

SECTION 2. Sections 211.007(c) and (c-1), Local Government Code, are amended to read as follows:

(c) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail or by electronic delivery. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section 211.006(a).

(c-1) Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification affecting residential or multifamily zoning shall be sent to each school district in which the property for which the change in classification is proposed is located. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail or by electronic delivery.

SECTION 3. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.020 to read as follows:

Sec. 211.020. ELECTRONIC DELIVERY OF NOTICE. (a) A municipality may deliver notice electronically under this chapter only if the recipient elects to receive notice electronically under

1 Subsection (b).

2 (b) A municipality that intends to deliver notice
3 electronically under this chapter shall establish an online portal
4 on the municipality's Internet website through which a notice
5 recipient may:

6 (1) elect to receive notice electronically under this
7 chapter; and

8 (2) manage preferences for receiving notice
9 electronically under this chapter.

10 (c) A municipality may deliver notice electronically by
11 e-mail or text message.

12 (d) A municipality shall request that the recipient of a
13 notice delivered electronically under this chapter acknowledge
14 receipt of the notice. The municipality must deliver the notice as
15 otherwise provided by this chapter if the recipient does not
16 acknowledge receipt of the notice delivered electronically.

17 SECTION 4. This Act takes effect immediately if it receives
18 a vote of two-thirds of all the members elected to each house, as
19 provided by Section 39, Article III, Texas Constitution. If this
20 Act does not receive the vote necessary for immediate effect, this
21 Act takes effect September 1, 2025.

H.B. No. 4506

President of the Senate

Speaker of the House

I certify that H.B. No. 4506 was passed by the House on May 12, 2025, by the following vote: Yeas 139, Nays 0, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 4506 was passed by the Senate on May 20, 2025, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor