

89th Texas Legislature: Stormwater and Related Bills *Updated 4/14/25

Bill	Author	Topic	Status	Last Action	Related Bills	NCTCOG Staff Notes
SB 15	Bettencourt, Campbell, Creighton, Gutierrez, Hagenbuch, Hughes, Middleton, Nichols, Paxton, West	Relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.	Considered in public hearing of Land & Resource Management Committee	4/17/25	Identical Bill: HB 3919	See HB 3919. Applies to cities of (Senate amndmnt 150K pop) 90,000+ located in counties of 300,000+. Residential lots cannot be required to be larger than 1,400 sq ft, wider than 20 ft, deeper than 60 ft or a density less than 31.1 units per acre. Lots less than 4,000 sq ft cannot be required to have side and rear setbacks greater than 5 ft, covered parking, more than one parking space per unit, off-site parking, etc. Cities can still require all subdivisions and small lots to fully mitigate stormwater runoff. No effect on HOAs or deed restrictions. A person 'affected or aggrieved' by a city's violation of this chapter can sue the city or employee of the city.
SB 480	Sen. Perry	Water research and planning, Water development	Out of committee	04/09/2025 Referred to Intergovernmental Affairs	Identical Bill: HB 3383	Relating to the authority of a local government to enter into an interlocal contract with certain governmental entities to participate in water research or planning activities. SB 480 would amend Government Code to allow a local government to contract with another local government, the state, or federal government to jointly participate in research or planning activities related to water resources.
SB 526	Sen. Eckhardt	Green stormwater infrastructure in new state buildings	In committee	02/03/2025 Referred to Business & Commerce	N/A	Relating to the use of green stormwater infrastructure (GSI) in new state buildings. Defines GSI and directs the use of GSI in construction of new state buildings.
SB 542	Sen. Schwertner	Watering restrictions, landscaping/vegetation, HOAs	In committee	03/18/2025 Left pending in committee	Identical Bills: HB 359, HB 517. Similar Bill: HB 5387	Relating to the authority of a property owners' association to assess a fine for discolored vegetation or turf during a period of residential watering restriction. Would restrict or limit fines against property owners for brown or discolored vegetation when under a watering restriction as mandated by a municipality, water utility, or other wholesale or retail water supplier as part of a water conservation strategy during drought. Would take effect Sept. 1, 2025 if enacted.
SB 854	Sen. Middleton	Relating to municipal regulation of multifamily and mixed-use development on religious land.	Vote taken in Local Government committee and reported favorably as substituted ☑	3/17/25	Identical Bill: HB 3172	MU and MF development allowed by right on religious land and with standards beyond most cities minimums. Does allow cities to apply sewer and water access requirements, stormwater mitigation and building codes.
SB 1226	Sen. Hinojosa	Relating to the creation of certain regional conservation and reclamation districts.	In committee	02/28/2025 Referred to Water, Agriculture, & Rural Affairs	Identical Bill: HB 3363	Bill would amend sections of the Water Code to expand the types of counties impacted by creation of or activities related to water districts; clarify "water district" being created under general law or a special Act operating under Chapter 36, 51, 55, 56, 58, or 65. Bill outlines district to be created in a county and that the governing body of any municipality may petition the commission for the creation of a district in any territory within the municipality or its extraterritorial jurisdiction. Also addressed within the bill are improvement projects the district may take on which do have stormwater elements such as controlling, storing, preserving, treating, reclaiming, or distributing stormwater, floodwater, or water from a river or stream in the district. Also addressed is implementing water conservation, flood control, drainage of stormwater and floodwater, and other projects that incorporate multiple service areas into an areawide service facility or system that serves the district.
SB 1253	Sen. Perry	Relating to the authority of a political subdivision to provide credits against impact fees to builders and developers for certain water conservation and reuse projects.	Out of committee	04/09/2025 Referred to Intergovernmental Affairs	Identical Bill: HB 3875	Bill amends Local Government Code Subchapter B, Chapter 395 to add Section 395.0231 which allows a political subdivision to provide a credit against water and wastewater impact fees that are otherwise assessed to a builder or developer for the construction, contribution, or dedication of an eligible facility, system, or product that results in water reuse, conservation, or savings. This includes, under Section (b-3) of the bill, a facility, system, or product that: diminishes the demand for stormwater, drainage, and flood control facilities per service unit.

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SB 1508	Sen. Hagenbuch	Relating to certain political subdivisions publishing required notices by alternative media.	In committee	03/06/2025 Referred to Local Government	Identical Bill: HB 1028	Bill would amend Chapter 2051 of Government Code to add Subchapter C-1. Would apply only to political subdivisions with a population of less than 75,000 in which there is no newspaper of general circulation.
SB 1633	Sen. Campbell	Relating to the authority of a county commissioners court to adopt an exemption from ad valorem taxation by each taxing unit that taxes the property of the portion of the appraised value of a person's property that is attributable to the installation in or on the property of certain water conservation systems.	In committee	03/11/2025 Referred to Local Government	Identical Bills: HB 1256, HB 3637	Amends Subchapter B, Chapter 11, Tax Code to add Section 11.325 on Water Conservation Systems. The commissioners court of a county by order may adopt an exemption from taxation of the portion of the appraised value of a person's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. An exemption adopted by a commissioners court under this section applies to the taxation of property by each taxing unit that taxes the property.
SB 2441	Sen. Zaffirini	Relating to the regulation of preproduction plastic by the Texas Commission on Environmental Quality.	In committee	03/25/2025 Referred to Natural Resources	Identical HB 4028	Amends the Section 361.033 of the Health and Safety Code to add a Subdivision addressing "preproduction plastic" which includes plastic resin, pellets, flakes, fibers, and powder, and powder coloring for plastics. The commission by rule would designate preproduction plastics as a Class II nonhazardous industrial waste. Adds assessment of pollution from preproduction plastic to monitoring data and assessments when developing or reviewing wastewater permits and stream standards and in conducting other water quality management activities. Bill further defines requirements for monitoring for preproduction plastics in any receiving waters around the facility, outlines required audits and timeframes for audits, determining causes for spills and research of methods to address spills and any associated problems, and to implement solutions. Would require the notification of the commission by e-mail or telephone of a visible discharge of preproduction plastics not later than 24 hours after the discharge occurs.
HB 359	Rep. Goodwin	Watering restrictions, landscaping/vegetation, HOAs	In committee	02/28/2025 Referred to Trade, Workforce & Economic Development	Identical Bills: HB 517, SB 542	Relating to the authority of a property owners' association to assess a fine for discolored vegetation or turf during a period of residential watering restriction. Would restrict or limit fines against property owners for brown or discolored vegetation when under a watering restriction as mandated by a municipality, water utility, or other wholesale or retail water supplier as part of a water conservation strategy during drought. Would take effect Sept. 1, 2025 if enacted.
HB 517	Rep. Davila	Watering restrictions, landscaping/vegetation, HOAs	Out of committee	04/02/2025 Committee report sent to Calendars	Identical Bills: HB 359, SB 542	Relating to the authority of a property owners' association to assess a fine for discolored vegetation or turf during a period of residential watering restriction. Would restrict or limit fines against property owners for brown or discolored vegetation when under a watering restriction as mandated by a municipality, water utility, or other wholesale or retail water supplier as part of a water conservation strategy during drought. Would take effect Sept. 1, 2025 if enacted.
HB 884	Rep. Garcia Hernandez	Relating to the municipal sales and use tax for street maintenance.	In committee	03/06/2025 Referred to Ways & Means	N/A	Bill addresses Section 327.007 of the Tax Code by amending Subsections (a) and (b) and adding Subsection (b-1). Bill also amends Section 327.008 to state that revenue from the tax imposed under this chapter may be used only to maintain and repair a municipal: (1) street or sidewalk; or (2) water, wastewater, or stormwater system located in the width of a way of a municipal street.
HB 1028	Rep. Shaheen	Relating to certain political subdivisions publishing required notices by alternative media.	In committee	03/07/2025 Referred to Intergovernmental Affairs	SB 1508	Bill would amend Chapter 2051 of Government Code to add Subchapter C-1. Would apply only to political subdivisions with a population of less than 75,000 in which there is no newspaper of general circulation.

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HB 1256	Rep. Zwiener	Relating to the authority of a county commissioners court to adopt an exemption from ad valorem taxation by each taxing unit that taxes the property of the portion of the appraised value of a person's property that is attributable to the installation in or on the property of certain water conservation systems.	In committee	03/24/2025 Left pending in committee	Identical Bill: SB 1633; Duplicate Bill: HB 3637	Amends Subchapter B, Chapter 11, Tax Code to add Section 11.325 on Water Conservation Systems. The commissioners court of a county by order may adopt an exemption from taxation of the portion of the appraised value of a person 's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. An exemption adopted by a commissioners court under this section applies to the taxation of property by each taxing unit that taxes the property.
HB 1370	Rep. Raymond	Landscaping and lawn care, xeriscape	In committee	03/11/2025 Referred to Ways & Means	N/A	This bill proposes that Tax Code be amended. The bill relates to an exemption from ad valorem taxation of the amount of the appraised value of real property that arises from the use of xeriscape on the property.
HB 1808	Rep. Landgraf	Relating to the regulation and management of produced water from oil and gas operations.	In committee	03/14/2025 Referred to Energy Resources	N/A	Bill amends the Natural Resources Code to include permits for the recycling and beneficial use of produced water associated with any operation or activity regulated by the Railroad commission taking into account the need to protect the public health and the environment.
HB 1904	Rep. Canales	Relating to the release of balloons and associated littering; creating a criminal offense.	In committee	Scheduled for public hearing on 04/17/2025	N/A	Bill amends the Health and Safety Code by adding a subdivision to address littering from intentional releases of balloons outside of a roofed structure. Would create Class A, B, or C misdemeanors based on the weight or volume of the deflated balloons.
HB 2010	Rep Vasut	Relating to the dissolution of certain special districts.	In committee	03/26/2025 Left pending in committee	N/A	Bill amends Section 49.321 of the Water Code so it may dissolve any district that is inactive for a period of at least 5 but less than 10 years consecutive years and has no outstanding bonded indebtedness and shall dissolve any district that is inactive for a period of at least 10 consecutive years and has no outstanding bonded indebtedness. Bill also addresses the order of dissolution.
HB 2015	Rep. Zwiener	Relating to the consideration of water conservation by the Texas Commission on Environmental Quality when determining whether to grant or deny a petition for the creation of a municipal utility district.	In committee	03/27/2025 Left pending in committee	Identical Bill: SB 2887	Bill would amend Section 54.015 of the Water Code to include a water conservation plan that meets the requirements of Section 13.146, regardless of whether that section applies to the district. Would also amend Section 54.021 (b) of the Water Code to include water conservation when determining if a project is feasible, practicable, necessary, and would be a benefit to the land included in the district.
HB 2669	Rep. Guerra	Relating to the establishment of a reporting and education program for the dangers of balloons to livestock.	In committee	04/09/2025 Reported favorably w/o amendments	N/A	Bill directs the extension service to establish a system for ranchers to report instances of balloons on ranchers' property and livestock that have died from eating a balloon. Also directs the extension service to develop and implement an outreach program to inform ranchers of the reporting system and people about the dangers of releasing balloons into the environment.
HB 3172	Rep. Gates	Relating to municipal regulation of multifamily and mixed-use development on religious land.	Left pending in Land & Resource Management Committee	3/27/25	Identical Bill: SB 854	MU and MF development allowed by right on religious land and with standards beyond most cities minimums. Does allow cities to apply sewer and water access requirements, stormwater mitigation and building codes.

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HB 3637	Rep. Troxclair	Relating to the authority of a county commissioners court to adopt an exemption from ad valorem taxation by each taxing unit that taxes the property of the portion of the appraised value of a person's property that is attributable to the installation in or on the property of certain water conservation systems.	In committee	03/25/2025 Referred to Ways & Means	Identical Bill: SB 1633; Duplicate Bill: HB 1256	Amends Subchapter B, Chapter 11, Tax Code to add Section 11.325 on Water Conservation Systems. The commissioners court of a county by order may adopt an exemption from taxation of the portion of the appraised value of a person's property that is attributable to the installation in or on the property of a rainwater harvesting or graywater system. An exemption adopted by a commissioners court under this section applies to the taxation of property by each taxing unit that taxes the property.
HB 3919	Rep. Gates	Relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.	Considered in public hearing of Land & Resource Management, Companion bill considered in lieu of in committee.	4/17/25	Identical Bill: SB 15	See HB 3919. Applies to cities of (Senate amndmnt 150K pop) 90,000+ located in counties of 300,000+. Residential lots cannot be required to be larger than 1,400 sq ft, wider than 20 ft, deeper than 60 ft or a density less than 31.1 units per acre. Lots less than 4,000 sq ft cannot be required to have side and rear setbacks greater than 5 ft, covered parking, more than one parking space per unit, off-site parking, etc. Cities can still require all subdivisions and small lots to fully mitigate stormwater runoff. No effect on HOAs or deed restrictions. A person 'affected or aggrieved' by a city's violation of this chapter can sue the city or employee of the city.
HB 4028	Rep. Zwiener	Relating to the regulation of preproduction plastic by the Texas Commission on Environmental Quality.	In committee	03/27/2025 Referred to Environmental Regulation	Identical Bill: SB 2441	Amends the Section 361.033 of the Health and Safety Code to add a Subdivision addressing "preproduction plastic" which includes plastic resin, pellets, flakes, fibers, and powder, and powder coloring for plastics. The commission by rule would designate preproduction plastics as a Class II nonhazardous industrial waste. Adds assessment of pollution from preproduction plastic to monitoring data and assessments when developing or reviewing wastewater permits and stream standards and in conducting other water quality management activities. Bill further defines requirements for monitoring for preproduction plastics in any receiving waters around the facility, outlines required audits and timeframes for audits, determining causes for spills and research of methods to address spills and any associated problems, and to implement solutions. Would require the notification of the commission by e-mail or telephone of a visible discharge of preproduction plastics not later than 24 hours after the discharge occurs.