



89th Texas Legislative Housing Outcomes

[SB 15](#): Enables the construction of new homes on smaller lots in areas with +5 unplatted acres of land. This law is designed to pave the way for starter homes & townhomes.

[SB 840](#): Permits residential-in-commercial projects, like the development of mixed-use and multifamily housing on properties zoned for commercial or industrial use, in the top 19 Texas cities by right.

[HB 24](#): Empowers local municipal governments by limiting the impact of “valid petition” a process often used by a minority of nearby landowners to thwart new developments esp. affordable housing projects. Also reforms comprehensive zoning requirements for Texas cities.

[SB 2477](#): Removing barriers to office-to-residential conversions. This law greatly simplifies office-to-residential conversions by removing the need for a rezoning and other regulatory obstacles, such as the need to add more parking on an already-developed site.

[SB 1567](#): Bill reforming Occupancy Limits, specifically targeting college students and in municipalities near campuses of higher education. Prevents cities from creating restrictive occupancy limits based on family status in rental housing, ensures better protection for students as residents statewide.

[SB 785](#): Significantly expands the areas where manufactured housing can be located in Texas municipalities by requiring each city to have at least one zoning category that allows for the use of HUD approved manufactured housing. And mandates all cities remove current restrictions prohibiting the use of such homes through regulations or fees.

[SB 2835](#)*: Creates statewide technical building code standard for Single Stair (Point Access Buildings), allowing up to six-story apartment buildings (with up to four units per floor) that have a single staircase.

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* Supported by Texans for Reasonable Solutions & Texans for Housing