RESOLUTION #2011-06

SUPPORTING SENATE BILL NO. 1110 RELATING TO THE REGULATION OF MULTIPLE-UNIT RENTAL HOME COMMUNITIES

WHEREAS, Senator Jeff Wentworth introduced Senate Bill No. 1110 relating to the authority of a county to regulate multiple-unit rental home communities; and

WHEREAS, Senator Wentworth has been requested to amend Senate Bill No. 1110 to revise the definition of a “Multiple Unit Rental Home Community” to be “a plot or tract of land that is separated into two or more spaces or lots with a homes, cabins, lodges or similar structures, for use and occupancy as residences, that are rented, leased, or offered for rent or lease, for a term exceeding 30 days”; and

WHEREAS, Senator Wentworth’s staff has indicated that the Senator will request a Committee Substitute to revise the definition of a “Multiple Unit Rental Home Community” accordingly; and

WHEREAS, Comal County has experienced rapid population growth in its unincorporated areas creating numerous safety, infrastructure, financial, and environmental challenges for the county; and

WHEREAS, Texas counties have authority to establish minimum infrastructure standards for manufactured home rental communities; and

WHEREAS, Texas counties have no authority to establish minimum infrastructure standards for multiple-unit rental home communities; and

WHEREAS, county authority to establish minimum infrastructure standards for multiple-unit rental home communities would benefit the citizens of Texas and Comal County; and

WHEREAS, unmanaged growth in Comal County has created situations where multiple-unit home communities do not provide: adequate drainage; adequate public or community water supply; access to sanitary sewer lines; and ingress and egress for fire and emergency vehicles; and
WHEREAS, Senate Bill 1110 would provide the Commissioners Court of a county the authority to establish minimum standards to address said issues;

NOW THEREFORE BE IT RESOLVED THAT the Commissioners Court of Comal County, Texas, request that counties be granted authority to regulate multiple-unit rental communities as set forth in Senate Bill No. 1110 introduced and as proposed to be substituted by Senator Jeff Wentworth.

PASSED AND ADOPTED, this 24th day of March, 2011.

[Signatures]
Sherman Krause, County Judge

[Signatures]
Donna Eccleston
Commissioner, Pct. #1

[Signatures]
Scott Haag
Commissioner, Pct. #2

[Signatures]
Gregory Parker
Commissioner, Pct. #3

[Signatures]
Jan Kennady
Commissioner, Pct. #4

ATTEST:
Hon. Joy Streater, County Clerk