



TEXAS MUNICIPAL LEAGUE

*Empowering Texas cities to serve their citizens*

President **Karen Hunt**, Mayor, Coppell  
Executive Director **Bennett Sandlin**

March 30, 2021

The Honorable Phillip Cortez  
Chairman, Urban Affairs Committee  
Texas House of Representatives  
P.O. Box 2910  
Austin, Texas 78711-2910

Dear Chairman Cortez:

I am writing on behalf of the Texas Municipal League to express our opposition to **H.B. 754** by **Cain**. The bill would prevent cities from requiring a landlord of a multi-family complex to obtain a rental license to rent a dwelling or from charging a landlord a fee for a change of the landlord's address. It also would cap total annual fees a city may charge for inspections of multi-family complexes depending on the number of dwelling units.

Cities play a primary role in ensuring the health and safety of their residents. One way cities do this is by establishing minimum standards for the continued use and occupancy of all buildings, including multi-family complexes. Cities charge fees to cover the administrative costs to run these programs, and are legally prohibited from making a profit on those fees. It takes time and effort to inspect multi-family complexes and follow up to ensure the landlord has remediated any code violations. Capping the fees for inspecting properties to ensure their compliance with safety standards will limit cities' ability to run these programs to promote a higher quality of life for city residents.

Cities can ensure that landlords comply with their code requirements by requiring a license for a landlord. If a bad actor has continual code violations, the city can revoke that landlord's license. This remedy may not happen often, but it can be a necessary tool to provide safe living conditions in rental properties.

H.B. 754 will severely hinder cities in their goal of protecting the health and safety of their residents.

Thank you for your consideration and please do not hesitate to contact me with questions.

Sincerely,

Monty Wynn  
*Director, Grassroots and Legislative Services*  
*Texas Municipal League*