

State of Texas
Texas Senate

P.O. Box 12068
Austin, Texas 78711-2068
Phone (512) 463-0107
Fax (512) 463-8810



11451 Katy Freeway, Suite 209
Houston, Texas 77079
Phone (713) 464-0282
Fax (713) 461-0108

Paul Bettencourt
DISTRICT 7

Paul.Bettencourt@senate.texas.gov

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Contact Information
Cristie Ingram | (512) 463-0107
Cristie.Ingram@senate.texas.gov

Senator Bettencourt Files Bill to Require Notification of Floodplains to Buyer Before Purchasing Property
Ends "Caveat Emptor", Latin for buyer beware in Texas on floodplain, flood pool, or reservoir properties

Austin, Texas - Eighteen months after Hurricane Harvey hit Texas, Senator Paul Bettencourt (R-Houston) filed SB 1220 to require notices to a potential purchaser that a property is located in floodplains, flood pools, or reservoirs. After Hurricane Harvey hit the Gulf Coast in 2017, one issue highlighted was the lack of knowledge that certain homes were located in these areas. The joint-authors on the legislation include Senator Juan "Chuy" Hinojosa (D-McAllen), Eddie Lucio, Jr. (D-Brownsville) and Senator Lois Kolkhorst (R-Brenham) that are some of the members of the informal Harvey Senate Caucus.

"'Caveat Emptor' is the old Latin saying for buyer beware, and SB 1220 ends this practice in Texas by mandating full disclosure of floodplains, flood pools, or reservoirs for all property buyers," said Senator Bettencourt. **"The buyers have the right to know in advance of the purchase!"**, he added.

SB 1220 would enact the following key changes:

- Those purchasing homes will be given specific documentation informing them that the property (home or commercial) they are purchasing is located in "100-year floodplain," "500-year floodplain," and "flood pool," or "reservoir."
- Prior to a plat being recorded, it must include a certification by a surveyor or engineer registered to practice in this state describing any area of the subdivision that is in a 100-year floodplain, 500-year floodplain, flood pool, or reservoir or stating that no area is in a 100-year floodplain, 500-year floodplain, flood pool, or reservoir.
- This is for all properties in the floodplain areas including commercial, residential, and industrial.

"This bipartisan legislation is a simple recognition of the obvious, that all buyers of property in a floodplain, flood pool, or reservoir is entitled to know this important fact," concluded Senator Bettencourt.

Senator Bettencourt plans to file additional legislation in the coming days on a variety of issues.

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