

**BILL SUMMARY**  
1<sup>st</sup> Session of the 60<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>HB 1627</b>
<b>Version:</b>	<b>FA1</b>
<b>Request Number:</b>	<b>13191</b>
<b>Author:</b>	<b>Rep. Caldwell (Trey)</b>
<b>Date:</b>	<b>3/18/2025</b>
<b>Impact:</b>	<b>Please see previous summary of this measure</b>

**Research Analysis**

The floor substitute to HB 1627 creates the Safe Neighborhoods Act, which allows property owners and triple net leaseholders to submit a claim for compensation if a municipality or county adopts a policy that does not enforce certain public nuisance laws resulting in a decrease in the fair market value of the property or resulting in property owners paying to mitigate the effects of such policy. Compensation amounts are to be equal to the reduction in the fair market value of the property or the expenses incurred to mitigate the effects of such policy. Property owners can submit a claim once per tax year. The compensation amount cannot exceed the amount paid in property taxes for the previous year and is in lieu of any claim for monetary damages. If the municipality or county rejects or fails to respond to the claim within 30 days, the property owner can file a cause of action in the trail court of the county.

**CHANGES IN THE FLOOR SUBSTITUTE VERSION FROM THE INTRODUCED VERSION:**

The floor substitute removes the language regarding an arbitration selection process for cases of unfair labor practices involving fire and police and replaces it with the language regarding the creation of the Safe Neighborhoods Act.

Prepared By: Keana Swadley

**Fiscal Analysis**

The measure is currently under review and impact information will be completed.

Prepared By: House Fiscal Staff

**Other Considerations**

None.