

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

<b>Bill No.:</b>	<b>HB 2147</b>
<b>Version:</b>	<b>Introduced</b>
<b>Request Number:</b>	<b>10769</b>
<b>Author:</b>	<b>Rep. Kannady</b>
<b>Date:</b>	<b>2/20/2025</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

HB 2147 as introduced, creates the Municipal Code Lien Enforcement Act and allows any fees, penalties, enforcement costs, and abatement costs imposed against a property for violations of a municipality’s housing and building codes to be enforced as a lien. The measure provides that a municipal code lien is superior to all other liens except those for taxes. Owner-occupied property is exempt from this measure.

Municipalities are required to enact an ordinance or resolution approving the use of the provisions of this act before proceeding with a judicial foreclosure on a property with a municipal lien. Such ordinances or resolutions must include certain information as outlined in the measure. After a municipal code lien is filed with the county clerk, the code enforcement director is to identify the properties on which to begin a foreclosure. The code enforcement director is to wait six months from the date the municipal lien is recorded before filing a petition for foreclosure. The petition is to include certain information and to be mailed to all interested parties.

Prepared By: Keana Swadley

**Fiscal Analysis**

HB 2147 creates the Municipal Code Lien Enforcement Act of 2025. A municipal lien represents a legal claim established by a local governmental body against a property due to outstanding debts (i.e., delinquent property taxes, unpaid utility bills, or local code violations). The measure contains provisions that are solely applicable to local municipal governing bodies, and it does not mandate any action or expenditure by a state agency. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

Prepared By: Zach Lein, House Fiscal Staff

**Other Considerations**

None.