

SUBJECT: Requiring notice of known fuel gas piping in home seller's disclosures

COMMITTEE: Business and Industry — committee substitute recommended

VOTE: 7 ayes — C. Turner, Hefner, Crockett, Lambert, Ordaz Perez, Patterson, S. Thompson

0 nays

2 absent — Cain, Shine

WITNESSES: For — Matt Long; Becky Teel

Against — None

DIGEST: CSHB 1993 would require that fuel gas piping made of either black iron pipe, copper, or corrugated stainless steel tubing be included among known property features that must be included in home seller's disclosures.

The bill would take effect September 1, 2021, and would apply only to transfers of property that occur on or after that date. For the purposes of the bill, a transfer of property would occur before the effective date of the bill if the contract were executed before that date.

SUPPORTERS SAY: CSHB 1993 would help protect prospective homebuyers by requiring that they be made aware of a known use of potentially dangerous gas piping in a home for sale. Corrugated stainless steel tubing (CSST) can be dangerous if not properly installed and punctured or exposed to high levels of electricity. The release of gas combined with an electrical charge can result in deadly house fires. This bill would ensure that homebuyers were able to consider the risks associated with CSST when deciding whether to buy a property.

CRITICS SAY: No concerns identified.

