

The message below is being forwarded from United Neighborhoods of Fort Worth, pertaining to time-sensitive developments with short-term rental legislation at the state level. Please direct any questions to the leader of UNFW, Marsha Wright, at mmtwright@aol.com.

Thank you!

Friends,

United Neighborhoods of Fort Worth apologizes for having to contact you again so soon, as we know you are all busy with family and work obligations, but things are moving quickly at the TX Legislature. This is long and complicated but bear with us.

*HB 2367, Rep. Lozano's "party house" & HB 2789, Rep. Holland's accessory dwelling unit (ADU)/short-term rental (STR) preemption bill, have been scheduled for hearings in the House **Land & Resource Management Committee** this coming **Wednesday, March 29 at 8:00 a.m.** Our experience has been that the hearings conclude by the late afternoon. Holland's ADU bill was not on our radar until now. We have explained Accessory Dwelling Units at the bottom of this email. If you have any questions on ADUs, please feel free to ask us questions. It gives short term rentals a new way to get into residential neighborhoods.*

If anyone is able to make the trek to Austin, [please let us know](#) and we'll make sure you're connected with other TNC members from across TX who will be there to coordinate arrangements. We need as many people as possible to testify against HB 2367 and HB 2789! Numbers matter.

If you cannot testify in person, follow these instructions from Texas Neighborhood Coalition

*****WE NEED EVERYONE'S HELP!!!!*******

If you are unable to attend Wednesday's TX Lege committee hearing on HB 2367, the "party housebill", & HB 2789, the accessory dwelling unit (ADU) preemption bill, in person, you can still help!

WE NEED YOU TO SUBMIT WRITTEN TESTIMONY ONLINE in opposition to the bills that will be added to the record & distributed to committee members.

Use the link below & select the bill you wish to comment on. We are opposing both HB 2367 & HB 2789. If you wish to comment on both, you will need to submit a separate comment on each bill.

<https://comments.house.texas.gov/home?c=c360>

*Comments close when the hearing is adjourned so please submit your comments **no later than noon on Wednesday, March 29.** The sooner you get them in, the better!*

Please spread the word & ask others to submit comments in opposition as well!

If going to Austin or sending a written testimony is too much for you to do, please call (preferred) or email the members of the Land & Resource Management committee to voice your strong opposition to the "party house" bill, HB 2367, and to the ADU/STR bill, HB 2789 before March 29! There will also be the opportunity this coming week to submit comments in opposition to these bills online

Below is the contact information for committee members, (same committee for each bill) short descriptions of each bill and a sample message for phone or email

Chair: (512) 463-0538 dewayne.burns@house.texas.gov
DeWayne Burns (R)
Vice Chair: (512) 463-0656 glenn.rogers@house.texas.gov
Glenn Rogers (R)
Cecil Bell (R) (512) 463-0650 cecil.bell@house.texas.gov
Keith Bell (R) (512) 463-0458 keith.bell@house.texas.gov
Brad Buckley (R) (512) 463- 0684 brad.buckley@house.texas.gov
Lina Ortega (D) (512) 463- 0638 lina.ortega@house.texas.gov
Ron Reynolds (D) (512) 463- 0494 ron.reynolds@house.texas.gov
Mike Schofield (R) (512) 463- 0528 mike.schofield@house.texas.gov
Carl Sherman (D) (512) 463-0953 carl.sherman@house.texas.gov

What to say:

Sample Script to Use Addressing Both Bills (Or Use Your Own)

I am contacting you to express my opposition to House Bills 2367 and 2789, both of which have hearings in the House Land & Resource Management Committee. If either were to ever become law, they would wreck my neighborhood and many other neighborhoods across the State.

HB 2367 *would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.*

HB 2789 *would allow anyone to build one or multiple extra dwellings in their backyard, without restriction, and rent out as short-term rentals or other types of party houses and event centers. I bought my home in a residential neighborhood to ensure I'd have a safe and quiet place to raise my family. There would be no protection to us homeowners whose property rights and quality of life are impaired by ADUs and the disruptions they bring. Whether or not ADUs are appropriate for a particular community must be a decision made by local authorities who know*

Bill Descriptions

HB2367 *Party House Bill filed by Representative JM Lozano (companion bill in Senate is Hancock's [SB1466](#)) There's no other way to describe this dreadful bill other than the "forced party house bill" – heavily promoted by lobbyists from West Coast companies [Swimply](#), [Peerspace](#) and others. This bill would handcuff cities so that they could not prevent homes from being used as permanent party venues for weddings, banquets, bachelor parties, bachelorette parties, and swim parties. That would mean rowdy party-goers every weekend and a chronic nuisance. City ordinances have for years protected neighborhoods from homes being used as chronic party houses. This bill would nullify that protection. Who would want to live next door to such constant revelry?*

HB2789 *ADU/STR Bill filed by Representative Holland*



[Texas HB2789 | 2023-2024 | 88th Legislature](#)

[Bill Text \(2023-03-29\) Relating to regulation of accessory dwelling units by political subdivisions. \[Scheduled ...](#)

This proposed bill is so flawed that it would force cities across TX to tolerate STRs at any accessory dwelling unit (ADU). Another word for ADUs is "granny flats, i. e. small houses in a back yard. If your neighbor doesn't have an ADU in his or her back yard, no problem. He or she can go build one, or two or three, depending on lot size and rent them out as STRs, and with almost city no restrictions. What about parking? What about noise? What do Austin legislatures know about housing needs in Ft Worth and Grapevine and Southlake and Arlington and New Braunfels and many other cities across Texas? This bill is an indefensible usurpation of the traditional powers of local government to manage land use and should not be an edict from on high forcing a state-wide mandate on the many diverse communities in Texas.