

Senate Bill 819 (Kolkhorst)

Swapping free markets, property rights and grid reliability for red tape and overreach

What SB 819 Does

Despite revisions in a committee substitute, **Senate Bill 819 still erodes private property rights, injects government overreach into competitive markets, and threatens grid reliability.** It empowers regulators to impose arbitrary land use restrictions, grants unchecked and unscientific setback authority, and mandates redundant end-of-life bonding requirements. By treating private investments like monopoly utilities and expanding the scope of government to discriminate against critical infrastructure like clean energy power plants, **the bill would cripple investment, affordability, and the "Texas Miracle."**

Why SB 819 Doesn't Work

- **Lays claim to the horizon and erodes property rights** by letting neighbors decide what others can build on their land—based on nothing more than what they want to see out their window.
 - This sets a dangerous precedent for broader government overreach into agriculture, oil and gas, and other private land uses—undermining Texas' tradition of property rights and signaling a willingness to trade them for short-term political gain.
- **Undermines Texas' commitment to limited government** by giving unelected bureaucrats broad new powers over private property and contracts and expanding the roles of state agencies.
 - Wind and solar projects already face strict oversight and decommissioning requirements, yet SB 819 singles them out with new permitting burdens—adding red tape and costs without environmental benefit.
- **Threatens grid reliability and raises electricity costs** by slowing or halting the development of low-cost, fastest to market power sources from the grid at a time when Texas needs every megawatt.
 - Limiting access to affordable power will increase Texans' electricity bills—some estimates predict as much as **\$115 billion over 15 years**—and make rolling blackouts more likely.

The Bottom Line



SB 819 unravels the very principles Texas claims to champion: private property rights, limited government, economic freedom, and energy dominance.

VOTE NO on SB 819!