

§ 54.259. DISCRIMINATION BY PROPERTY OWNER PROHIBITED.

(a) If a telecommunications utility holds a consent, franchise, or permit as determined to be the appropriate grants of authority by the municipality and holds a certificate if required by this title, a public or private property owner may not:

- (1) prevent the utility from installing on the owner's property a telecommunications service facility a tenant requests;
- (2) interfere with the utility's installation on the owner's property of a telecommunications service facility a tenant requests;
- (3) discriminate against such a utility regarding installation, terms, or compensation of a telecommunications service facility to a tenant on the owner's property;
- (4) demand or accept an unreasonable payment of any kind from a tenant or the utility for allowing the utility on or in the owner's property; or
- (5) discriminate in favor of or against a tenant in any manner, including rental charge discrimination, because of the utility from which the tenant receives a telecommunications service.

(b) Subsection (a) does not apply to an institution of higher education. In this subsection, "institution of higher education" means:

- (1) an institution of higher education as defined by Section 61.003, Education Code; or
- (2) a private or independent institution of higher education as defined by Section 61.003, Education Code.

(c) Notwithstanding any other law, the commission has the jurisdiction to enforce this section.

Acts 1997, 75th Leg., ch. 166, § 1, eff. Sept. 1, 1997.

§ 54.260. PROPERTY OWNER'S CONDITIONS.

(a) Notwithstanding Section 54.259, if a telecommunications utility holds a municipal consent, franchise, or permit as determined to be the appropriate grant of authority by the municipality and holds a certificate if required by this title, a public or private property owner may:

- (1) impose a condition on the utility that is reasonably necessary to protect:
 - (A) the safety, security, appearance, and condition of the property; and
 - (B) the safety and convenience of other persons;
- (2) impose a reasonable limitation on the time at which the utility may have access to the property to install a telecommunications service facility;
- (3) impose a reasonable limitation on the number of such utilities that have access to the owner's property, if the owner can demonstrate a space constraint that requires the limitation;
- (4) require the utility to agree to indemnify the owner for damage caused installing, operating, or removing a facility;
- (5) require the tenant or the utility to bear the entire cost of installing, operating, or removing a facility; and
- (6) require the utility to pay compensation that is reasonable and

nondiscriminatory among such telecommunications utilities.

(b) Notwithstanding any other law, the commission has the jurisdiction to enforce this section.

Acts 1997, 75th Leg., ch. 166, § 1, eff. Sept. 1, 1997.

§ 54.261. SHARED TENANT SERVICES CONTRACT.

Sections 54.259 and 54.260 do not require a public or private property owner to enter into a contract with a telecommunications utility to provide shared tenant services on a property.

Acts 1997, 75th Leg., ch. 166, § 1, eff. Sept. 1, 1997.

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Subchapter F. REGULATION OF TELECOMMUNICATIONS SERVICES.

§26.129. Standards for Access to Provide Telecommunications Services at Tenant Request.

- (a) **Purpose.** The purpose of this section is to implement Public Utility Regulatory Act (PURA) §§54.259, 54.260, and 54.261 regarding the non-discriminatory treatment of a telecommunications utility by the property owner upon a tenant's request for telecommunications services.
- (b) **Application.**
- (1) This section applies to the following entities:
 - (A) "Telecommunications utilities" or "telecommunications utility" as defined in PURA §51.002(11), that hold a consent, franchise, or permit as determined to be the appropriate grants of authority by the municipality and hold a certificate if required by PURA;
 - (B) Public or private property owners of commercial property and the property owner's authorized representative(s); and
 - (C) Public or private property owners of commercially operated residential property with four or more dwelling units and the property owner's authorized representative(s).
 - (2) This section does not apply to institutions of higher education as set forth by PURA §54.259(b).
- (c) **Definitions.** The following words and terms, when used in this section, shall have the following meanings, unless the context clearly indicates otherwise.
- (1) **Conduit** – A pipe installed on the property, in a building between floors, attached to walls, between buildings, located in the ceiling or floor space of a building, located on a customer's premise, or from a public right of way into a property for the purposes of containing and protecting cable.
 - (2) **Property** – A building or buildings that are under common ownership and which are located on a single tract of land or tracts of land that are adjoining or would be in the absence of streets or other public rights-of-ways.
 - (3) **Property owner** – The owner of the property or its authorized representative(s).
 - (4) **Requesting carrier** – A telecommunications utility seeking access to space on the property for the purpose of providing telecommunications services to one or more tenants who have requested such services.
 - (5) **Space** – Area of the property for which access is being requested by the requesting carrier, which will be used to install the telecommunications equipment needed to provide telecommunications services to a requesting tenant on the property. Space includes conduit and may be located in or on the rooftop of a building or buildings on the property.
 - (6) **Telecommunications equipment** – The equipment installed or used by the requesting carrier to provide telecommunications services to a requesting tenant.
 - (7) **Tenant** – Any occupant of a building or buildings on the property under the terms of a lease with the property owner which has a remaining term of more than six months and who is not subject to filed bona fide eviction proceedings under such lease with the property owner, or an authorized subtenant of such occupant whose occupancy is subject to the terms of the primary lease which has a remaining term of more than six months.
- (d) **Rights of parties.**
- (1) **Tenant's right to choose requesting carrier.** A tenant is entitled to choose the provider of its telecommunications services.
 - (2) **Property owner's rights to manage access.** The requirements of this subsection are not intended to eliminate or restrict the property owner's rights to manage access to public or private property pursuant to PURA §§54.259, 54.260, and 54.261.

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§26.129(d)(2) continued

- (A) A property owner may:
 - (i) impose a condition on the requesting carrier that is reasonably necessary to protect:
 - (I) the safety, security, appearance, and condition of the property; and
 - (II) the safety and convenience of other persons;
 - (ii) impose a reasonable limitation on the time at which the requesting carrier may have access to the property to install telecommunications equipment;
 - (iii) impose a reasonable limitation on the number of such requesting carriers that have access to the property, if the property owner can demonstrate a space constraint that requires the limitation;
 - (iv) require a requesting carrier to agree to indemnify the property owner for damage caused installing, operating, or removing telecommunications equipment;
 - (v) require a tenant or requesting carrier to bear the entire cost of installing, operating, or removing telecommunications equipment; and
 - (vi) require requesting carrier to pay compensation that is reasonable and nondiscriminatory among such telecommunications utilities.
- (B) A property owner may not:
 - (i) prevent the requesting carrier from installing telecommunications equipment on the property upon a tenant request;
 - (ii) interfere with the requesting carrier's installation of telecommunications equipment on the property upon a tenant request;
 - (iii) discriminate against such requesting carrier regarding installation, terms, or compensation of telecommunications equipment to a tenant on the property;
 - (iv) demand or accept an unreasonable payment of any kind from a tenant or the requesting carrier for allowing the requesting carrier on or in the property; or
 - (v) discriminate in favor of or against a tenant in any manner, including rental charge discrimination, based on the identity of a telecommunications utility from which a tenant receives telecommunications services.
- (3) **Requesting carrier's right to access.**
 - (A) Upon a tenant request, the requesting carrier has the right to install telecommunications equipment on the property in order to provide telecommunications services to the requesting tenant:
 - (i) for a period no longer than the remaining term of the requesting tenant's lease unless otherwise agreed to by the requesting carrier and the property owner. Should the requesting tenant's lease renew, the agreement between the requesting carrier and the property owner automatically continues, without the need for renegotiation, for the term of the requesting tenant's renewal;
 - (ii) without interference from the property owner, except as provided in this subsection; and
 - (iii) at terms, conditions, and compensation rates which are non-discriminatory.
 - (B) The requesting carrier shall comply with all applicable federal, state, and local codes and standards, *e.g.*, fire codes, electrical codes, safety codes, building codes, elevator codes.
- (4) **Restriction on exclusive agreement.** A telecommunications utility shall not enter into an agreement, contract, pact, understanding or other like arrangement with the property owner to be the sole or exclusive provider of telecommunications services to actual or prospective tenants on the property.

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(e) Procedures upon tenant request.

(1) Tour of property.

- (A) Upon receiving a request for telecommunications services from a tenant, but prior to or concurrently with providing the property owner with notice of intent to install telecommunications equipment as described in paragraph (3) of this subsection, the requesting carrier may request, in writing, a tour of the property to determine an appropriate location for the telecommunications equipment needed to provide the telecommunications services requested by such tenant. This request shall identify the requesting tenant and be sent by certified mail, return receipt requested to the property's on-site manager, or designee, and to the person identified in the tenant's lease to receive notices.
- (B) The property owner shall provide such property tour within ten business days of receipt of the requesting carrier's written request.
- (C) The requesting carrier and the property owner may agree, in writing, to extend the timelines prescribed by this subsection.

(2) Request for technical drawings.

- (A) In its written request for a tour of the property, the requesting carrier may request that the property owner provide computer aided design (CAD) drawings or similarly detailed drawings of the mechanical room(s), risers and other common spaces, if available, in order to assist the requesting carrier in developing plans and specifications for placement of telecommunications equipment.
- (B) Such drawings should be provided to the requesting carrier, within ten business days of the property owner's receipt of the requesting carrier's written request. The requesting carrier will bear the reasonable actual cost of providing the requested drawings.
- (C) The requesting carrier and the property owner may agree, in writing, to extend the timelines prescribed by this subsection.

(3) Notice of intent to install telecommunications equipment.

- (A) Upon receiving a request for telecommunications services from a tenant, the requesting carrier shall notify the property owner not fewer than 30 calendar days before the proposed date on which installation of telecommunications equipment needed to provide the telecommunications services requested by a tenant is to commence.
- (B) Such notice shall be sent by certified mail, return receipt requested, to the property's on-site manager, or designee, and to the person identified in the tenant's lease to receive notices.
- (C) The requesting carrier shall include, but is not limited to, the following in its notice of intent:
 - (i) the identity of the requesting tenant;
 - (ii) the property address and building number (if applicable);
 - (iii) the proposed timeline for the installation of telecommunications equipment;
 - (iv) the type of telecommunications equipment to be installed;
 - (v) the proposed location, space requirements, proposed engineering drawings, and other specifications of the telecommunications equipment;
 - (vi) the conduit requirements, if any; and
 - (vii) a copy of PURA §§54.259, 54.260, and 54.261 and this section (Substantive Rule §26.129).
- (D) The requesting carrier and the property owner may agree, in writing, to extend the timelines prescribed by this subsection.

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- (f) **Requirement to negotiate for 30 days.**
- (1) Upon receipt of the requesting carrier's notice of intent to install telecommunications equipment, the property owner and the requesting carrier shall attempt to reach a mutually acceptable agreement regarding the installation of the requesting carrier's telecommunications equipment and reasonable compensation due the property owner as a result of such installation.
 - (2) If such an agreement is not reached within 30 calendar days of the property owner's receipt of the requesting carrier's notice of intent, either party may file for resolution pursuant to subsection (i) of this section.
 - (3) The requesting carrier and the property owner may agree, in writing, to extend the period of negotiation prescribed by this subsection.
- (g) **Parameters for installation of telecommunications equipment.** The property owner shall not deny the requesting carrier access to space, except due to inadequate space or safety concerns.
- (1) **Inadequate space.**
 - (A) Property owner's denial due to inadequate space. The property owner may deny access to space if it does so within ten business days of its receipt of the requesting carrier's notice of intent to install telecommunications equipment, where the space and/or conduit required for installation is not sufficient to accommodate the requesting carrier's request.
 - (B) Demonstration of inadequate space.
 - (i) In the event the property owner denies access to space, the property owner shall demonstrate that there is insufficient space and/or conduit to accommodate the requesting carrier's request for space. The property owner shall allow the requesting carrier to inspect the space and/or conduit to which it is denied access; or it may utilize any other method of proof mutually agreed upon by the property owner and the requesting carrier.
 - (ii) Such demonstration shall be completed within ten business days of the requesting carrier's receipt of the property owner's denial.
 - (iii) Following such demonstration or other agreed upon method of proof, the requesting carrier shall have ten business days to dispute the property owner's assertion that a space limitation exists by pursuing resolution pursuant to subsection (i) of this section.
 - (C) The requesting carrier and the property owner may agree, in writing, to extend the timelines prescribed by this subsection.
 - (2) **Safety concerns.**
 - (A) Property owner's denial due to safety concern. The property owner may deny access to space if it does so within ten business days of its receipt of the requesting carrier's notice of intent to install telecommunications equipment, where the installation of the requesting carrier's telecommunications equipment would cause an unreasonable circumstance that would compromise the safety of the property and/or persons on the property.
 - (B) Demonstration of safety concern.
 - (i) In the event the property owner denies access to space, the property owner shall demonstrate that an unreasonable safety hazard that requires the denial of access to space exists. The property owner shall specify the alleged safety hazard and cite any applicable codes and/or standards. The property owner shall allow the requesting carrier to inspect the space and/or conduit to which it is denied access, or it may utilize any other method of proof mutually agreed upon by the property owner and the requesting carrier.
 - (ii) Such demonstration shall be completed within ten business days of the requesting carrier's receipt of the property owner's denial.

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- (iii) Following such demonstration or other agreed upon method of proof, the requesting carrier shall have ten business days to dispute the property owner's assertion that a safety hazard exists by pursuing resolution pursuant to subsection (i) of this section.
 - (C) The requesting carrier and the property owner may agree, in writing, to extend the timelines prescribed by this subsection.
- (h) **Parameters for determining reasonable compensation for access.**
- (1) The property owner and the requesting carrier shall attempt to reach a mutually acceptable agreement regarding reasonable and non-discriminatory compensation due the property owner as a result of the requesting carrier's installation of telecommunications equipment required to provide telecommunications services to a requesting tenant.
 - (2) The property owner shall not impose a fee on the requesting carrier unrelated to the requesting carrier's usage of space and/or provision of telecommunications services to a requesting tenant, except as provided by agreement of the property owner and the requesting carrier.
 - (3) The property owner and the requesting carrier shall negotiate terms and conditions concerning the removal of the requesting carrier's telecommunications equipment upon the departure of a tenant served by such requesting carrier or the end of the service agreement between a tenant and the requesting carrier.
 - (4) The property owner may require a security deposit not to exceed an amount equal to one month of fees or rents as determined by the agreement between the requesting carrier and the property owner. The requesting carrier and property owner may agree, in writing, to a security deposit of a differing amount than prescribed by this subsection.
- (i) **Failure to reach negotiated agreement.**
- (1) **Alternative Dispute Resolution.** As an alternative to petitioning the commission for resolution of a dispute, upon agreement of both parties, parties may voluntarily submit any controversy or claim under this section to settlement by alternative dispute resolution. This alternative dispute resolution shall be conducted under the alternative dispute resolution procedures of the Texas Government Code, Administrative Procedure Act, Chapter 2009, and the Texas Civil Practice and Remedies Code, Chapter 154.
 - (2) **Petition to commission for resolution of dispute.** If a mutually acceptable agreement regarding the installation of the requesting carrier's telecommunications equipment, the reasonable compensation due the property owner as a result of such installation, or other disputed issues is not reached within 30 calendar days of the property owner's receipt of the requesting carrier's notice of intent to install telecommunications equipment, either the property owner or the requesting carrier may petition the commission for resolution. The petition shall include proof of the requesting carrier's proper service of notice of intent to the property owner in the form of an affidavit and attached copy of return receipt.
 - (3) **Types of disputes and information required for each.**
 - (A) **Installation dispute.**
 - (i) The property owner may deny access consistent with subsection (g) of this section.
 - (ii) The property owner and the requesting carrier shall each provide the commission with information specifying the space or safety related installation dispute(s) that is preventing a negotiated agreement.
 - (iii) The property owner and the requesting carrier shall each provide the commission with information supporting its position in the dispute(s).

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- (B) Reasonable compensation dispute.
 - (i) The property owner shall provide the commission with the amount of compensation being sought and the basis for such claim, including information supporting the factors listed in clause (iii) of this subparagraph.
 - (ii) The requesting carrier shall provide the commission with information supporting the amount of compensation it deems reasonable to compensate the property owner for installation of its telecommunications equipment.
 - (iii) In determining a reasonable amount of compensation due the property owner for installation of the requesting carrier's telecommunications equipment, the commission may consider, but is not limited to, the following:
 - (I) the location and amount of space occupied by installation of the requesting carrier's telecommunications equipment;
 - (II) evidence that the property owner has a specific alternative use for any space which would be occupied by the requesting carrier's telecommunications equipment and which would result in a specific quantifiable loss to the property owner;
 - (III) the value of the property before and after the installation of the requesting carrier's telecommunications equipment and the methods used to determine such values;
 - (IV) possible interference of the requesting carrier's telecommunications equipment with the use and occupancy of the property which would cause a decrease in the rental or resale value of the property;
 - (V) actual costs incurred by the property owner directly related to installation of the requesting carrier's telecommunications equipment;
 - (VI) the market rate for similar space used for installation of telecommunications equipment in a similar property; and
 - (VII) the market rate for tenant leaseable space in the property or a similar property.
- (C) Other disputed issues.
 - (i) The property owner and the requesting carrier shall each provide the commission with information specifying any other dispute(s) preventing a negotiated agreement.
 - (ii) The property owner and the requesting carrier shall each provide the commission with information supporting its position regarding these other dispute(s).
- (4) **Procedure.**
 - (A) Upon the proper filing of a petition, as set forth in paragraph (1) of this subsection, the commission may proceed to resolution of a dispute pursuant to the commission's procedural rules as set forth in Chapter 22 of this title (relating to Practice and Procedure).
 - (B) In addition to the requirements set forth in paragraph (1) of this subsection, all petitions shall comply with the requirements of Chapter 22, Subchapter D of this title (relating to Notice) and Chapter 22, Subchapter E of this title (relating to Pleadings and Other Documents).
 - (C) The commission may grant interim relief, subject to true-up, so as not to impair or delay, the right of the requesting carrier to install, maintain, and remove its telecommunications equipment, or to provide telecommunications services to a requesting tenant, during the pendency of the proceeding.

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- (j) **Administrative penalties.** The provisions set forth in §22.246 of this title (relating to Administrative Penalties) shall apply to any violation of this section whether by a property owner, property manager, or telecommunications utility.