ROOTED

GROW ROOMS

INDOOR CLIMATE CONTROL

2027 LEGISLATIVE SESSION EDITION

The Texas Home Grow Room Guide

What the proposed law would allow, three simple room options, and how to get your home ready the right way.

Rooted Grow Rooms designs and builds custom indoor climate control rooms for Texas homeowners, engineered for steady temperature, humidity, airflow, and light.

Home cultivation is not legal in Texas today. This guide describes proposed legislation that may change or may not pass.

WELCOME

A clear, honest guide to home grow rooms in Texas

Thank you for your interest in Rooted Grow Rooms. We design and build custom indoor climate control rooms for Texas homeowners, engineered for steady temperature, humidity, airflow, and light.

In 2027, Texas lawmakers will consider bills that would, for the first time, let adults grow a limited number of plants at home. Many homeowners want to understand what that could mean before they make decisions about a room in their house. This guide covers three things in plain language: what the proposed law would and would not allow, what a well-built room involves, and what you can do today, legally, to be ready.

Texas is hard on indoor rooms. Long, humid summers, attics that pass 130 F, and garages that run well over 100 F mean a room needs real climate engineering, not just a tent and a fan. That is the work we do.

WHERE THINGS STAND TODAY

Home cultivation is not legal in Texas right now

- Growing cannabis at home is illegal in Texas today. That includes patients in the Texas Compassionate Use Program, which does not allow home growing.
- HB 369 and SB 237 are proposed bills, filed November 9, 2026, for the 2027 regular session of the Texas Legislature, which runs January 12 to May 31, 2027.
- To become law, a bill must pass both the House and the Senate and then be signed by the governor or allowed to become law without a signature. Passage is not assured.
- If a bill passes as filed, the earliest it would take effect is September 1, 2027.
- Until state law changes, Rooted Grow Rooms designs and builds rooms only for uses that are legal today.

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PROPOSED LEGISLATION

What the proposed Texas home grow law would allow

House Bill 369, filed by Representative Moody, would create the Texas Regulation of Cannabis Act. Senate Bill 237, filed by Senator Alvarado, is a similar bill on the Senate side. The summary below reflects both bills as filed (the introduced versions published on capitol.texas.gov). Bills are often amended, and any final version may look different.

PROPOSED, SUBJECT TO CHANGE

Topic	HB 369 as filed	SB 237 as filed
Who	Adults 21 and older	Adults 21 and older
Plants at home	Up to 12 plants for personal use at the adult's private residence, with no more than 12 plants on the premises at one time	Same as HB 369
Where plants could be grown	An enclosed area on the premises that has locks or other security devices restricting access, and that is not visible from a public place without aircraft or optical aids	Same as HB 369
Possession	Up to 2 ounces, with no more than 15 grams as concentrate	Up to 2.5 ounces, with no more than 15 grams as concentrate
Storage at home	What your own plants produce, with any amount over 2 ounces kept in a locked container or area, plus up to 10 ounces from other sources under the same rule	Same structure, with 2.5 ounces as the threshold
Sharing	Gifts of up to 2 ounces to another adult, with no payment and no advertising	Gifts of up to 2.5 ounces, same conditions
Sales	Only licensed businesses could sell; home transfers would have to be free	Same as HB 369
Effective date	September 1, 2027	September 1, 2027

The 12-plant limit is per home, not per person. Under both bills as filed, no more than 12 plants could be on the premises at one time, no matter how many adults live there. Every Rooted layout is sized to that limit.

PROPOSED LEGISLATION

Rules that would shape a home grow room

SECURITY AND PRIVACY

Both bills would require home plants to be in an enclosed area with locks or other security devices, out of view from any public place. A Rooted room is built with a lockable entry and light-tight walls, with nothing visible from the street, so it is ready for these proposed rules.

LANDLORDS AND PROPERTY OWNERS

Both bills would let a property owner or manager prohibit or restrict growing on property they own, occupy, or manage. A landlord could not bar a tenant from possessing cannabis or consuming it by means other than smoking, but a lease could still prohibit growing. Renters should get written permission first.

CITIES AND COUNTIES

HB 369 would bar cities and counties from prohibiting or unreasonably restricting the growing or possession it allows, while letting them set rules on the hours, location, and number of licensed businesses. SB 237 would instead require a county election before licensed cannabis businesses could operate in that county.

WHAT THE BILLS WOULD NOT ALLOW

- Consuming in public places (except designated adult-only areas), in a vehicle on a public road, or anywhere people under 21 can go
- Possession at schools, child-care facilities, on school buses, or at correctional facilities
- Butane or other flammable-solvent extraction in or around a home

The road to a possible law



Nov 9, 2026	Jan 12, 2027	Mar 12, 2027	May 31, 2027	Jun 20, 2027	Sep 1, 2027	Nov 1, 2028
Bills filed	Session begins	Bill filing deadline	Session ends	Last day for the governor to act	Earliest effective date, if passed	State licensing of businesses begins, per the bills

Green marks a date that has passed or is fixed by the session calendar; gold marks a future step. Session dates follow the Texas Legislature's 140-day regular session. The effective date and licensing date are written into the bills and apply only if a bill passes. Both chambers must approve the same bill, and the governor must sign it or let it become law.

SOURCES (BILL TEXT AND HISTORY, TEXAS LEGISLATURE ONLINE)

HB 369, introduced text: https://capitol.texas.gov/tlodocs/90R/billtext/html/HB00369I.htm
SB 237, introduced text: https://capitol.texas.gov/tlodocs/90R/billtext/html/SB00237I.htm
HB 369 history: https://capitol.texas.gov/BillLookup/History.aspx?LegSess=90R&Bill=HB369
SB 237 history: https://capitol.texas.gov/BillLookup/History.aspx?LegSess=90R&Bill=SB237

SIMPLIFIED ROOM OPTIONS

Three ways to build a legalization-ready room

Our engineering team developed a full drawing set covering five room types and three growing methods. We distilled it into three simple options. Each one is sized for the proposed 12-plant home limit and is built today as a climate-controlled room.

OPTION A
Starter

Two tents in a spare room. The lowest-cost path, using an existing room with added cooling, dehumidification, and carbon filtration.

$9,000 to $16,000
Estimated installed price

OPTION B
Standard

A dedicated spare bedroom. The whole room is sealed, waterproofed, and climate engineered, with its own subpanel.

$24,000 to $38,000
Estimated installed price

OPTION C
Premium

A garage bay or backyard shed. A fully insulated build on a slab with a floor drain, suited to every growing method.

$28,000 to $50,000
Estimated installed price

Side by side

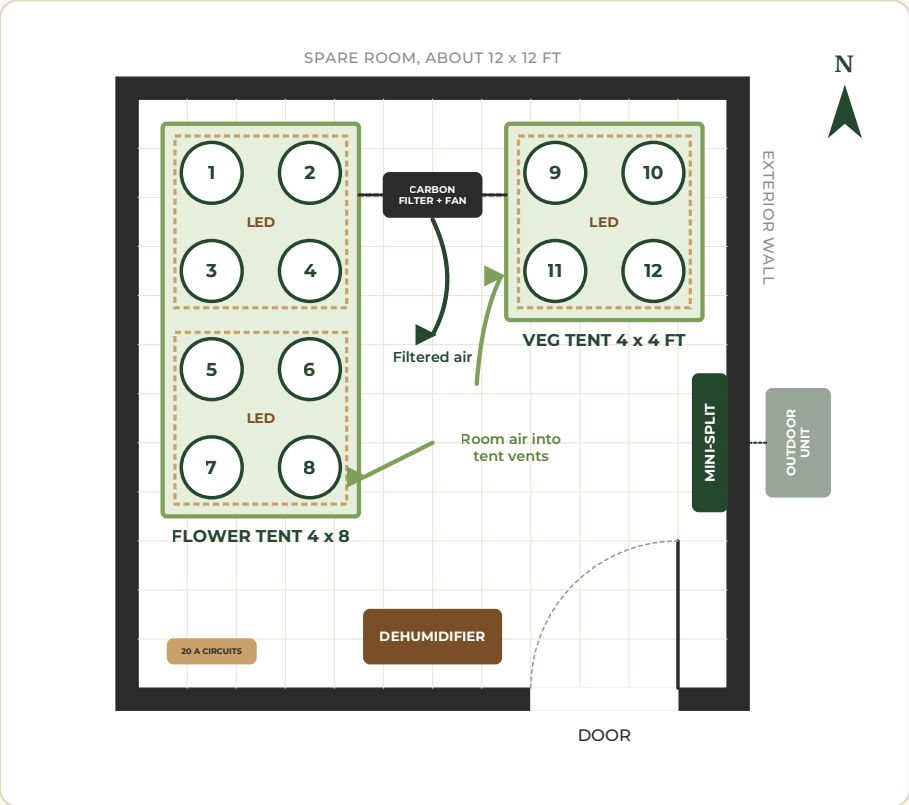
	Starter	Standard	Premium
Space	Spare room, about 10 x 12 ft or larger	Spare bedroom, about 12 x 12 ft	Garage bay (about 12 x 16 ft) or shed (about 12 x 12 ft)
Build	Two tents; room mostly unchanged	Room sealed, light-proofed, and waterproofed	New insulated room with its own shell
Cooling	1 ton mini-split	1.5 ton mini-split	2 ton mini-split
Dehumidifier	50 to 70 pints/day	70 to 90 pints/day	90 to 110 pints/day
Odor control	Carbon filter on tent exhaust	Sealed room, carbon-filtered exhaust	Sealed room, carbon-filtered exhaust
Water protection	Trays and floor protection	Waterproof floor, leak sensors	Floor drain, sealed sloped floor
Best medium fit	Soil or coco	Soil or coco; hydro with full containment	Soil, coco, or hydroponics

All prices are rough estimates for planning, based on our engineering work and earlier cost research. Final pricing follows a site visit and local quotes. Panel upgrades, if needed, are extra. Shed pricing does not include the shed.

OPTION A

Starter: two tents in a spare room

The most affordable way to get serious climate control, using a room you already have.



Simplified plan view, not to scale for construction. 12 numbered plant spots shown for planning.

Plant spot (12 total) · LED light · Airflow · Filtered exhaust · Water line

KEY SPECS

SPACE
A spare room about 10 x 12 ft or larger (shown at 12 x 12 ft)

LAYOUT
A 4 x 8 ft tent with 8 spots and a 4 x 4 ft tent with 4 spots

LIGHTING
1,600 W of dimmable LED across both tents

CLIMATE
1 ton (12,000 BTU/h) ductless mini-split and a 50 to 70 pint/day dehumidifier

AIR AND POWER
Shared carbon filter and inline fan; 2 to 3 dedicated 20 A circuits

WHAT'S INCLUDED

- Two light-tight tents with floor trays
- LED fixtures with dimmers and timers
- Carbon filter, inline fan, and ducting
- Mini-split installed by a licensed HVAC contractor
- Dehumidifier with a continuous drain
- Smart controller for temperature and humidity
- Dedicated circuits by a TDLR-licensed electrician
- Floor protection under both tents

ESTIMATED INSTALLED PRICE

$9,000 to $16,000

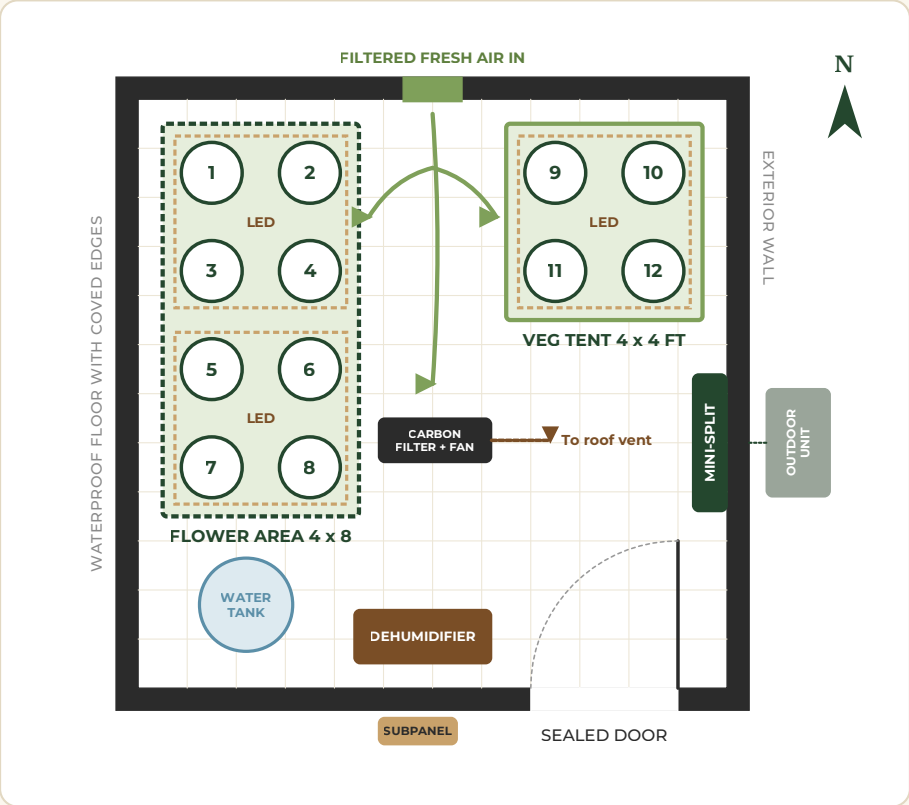
Estimate only. Based on our tent pricing plus a mini-split. Final price follows a site visit.

Plant spots are shown for planning under the proposed 12-plant limit. Do not plant until state law allows it.

OPTION B

Standard: a dedicated spare bedroom

A whole room engineered for steady climate, with sealed air, waterproofing, and its own power.



Simplified plan view, not to scale for construction. 12 numbered plant spots shown for planning.

Plant spot (12 total) · LED light · Airflow · Filtered exhaust · Water line

KEY SPECS

SPACE
A dedicated spare bedroom, about 12 x 12 ft

LAYOUT
An open 4 x 8 ft area with 8 spots and a 4 x 4 ft tent with 4 spots

CLIMATE
1.5 ton (18,000 BTU/h) mini-split and a 70 to 90 pint/day dehumidifier

AIR
Sealed room, filtered fresh-air intake, 6 in fan with carbon filter, held at slight negative pressure

POWER AND WATER
60 A subpanel with dedicated circuits; waterproof floor and leak sensors

WHAT'S INCLUDED

- Room sealing and light-proofing
- Bright, washable wall finish
- Waterproof floor with coved edges
- Lockable sealed door
- Mini-split and dehumidifier
- Filtered intake and carbon-filtered exhaust
- 1,600 W of dimmable LED lighting
- Subpanel and circuits by a TDLR-licensed electrician
- Controller with phone alerts
- Leak sensors with automatic shutoff
- Water tank and reverse osmosis filter

ESTIMATED INSTALLED PRICE

$24,000 to $38,000

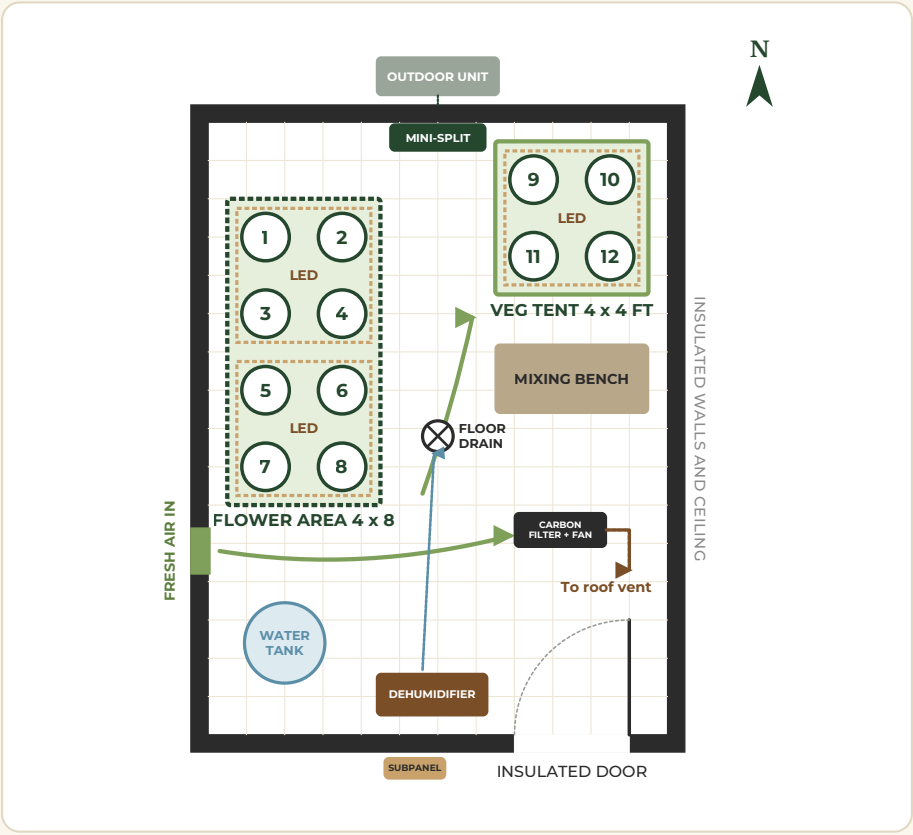
Estimate only. Range covers soil, coco, and hydroponic setups. Panel upgrades are extra.

Plant spots are shown for planning under the proposed 12-plant limit. Do not plant until state law allows it.

OPTION C

Premium: a garage bay or backyard shed

A fully insulated, purpose-built room with a floor drain, ready for any growing method.



Simplified plan view, not to scale for construction. 12 numbered plant spots shown for planning.

Plant spot (12 total) · LED light · Airflow · Filtered exhaust · Water line

KEY SPECS

SPACE
One enclosed garage bay (about 12 x 16 ft, shown) or a shed on a slab (about 12 x 12 ft)

SHELL
New insulated walls and ceiling (R-13 walls, R-30 ceiling) and an insulated door

CLIMATE
2 ton (24,000 BTU/h) mini-split and a 90 to 110 pint/day dehumidifier

AIR
Outdoor fresh-air intake, 8 in fan with carbon filter, exhaust to a roof vent

POWER AND WATER
60 A subpanel (sheds need a trenched feeder from the house); floor drain and sealed, sloped floor

WHAT'S INCLUDED

- Framing, insulation, and air sealing
- Sealed epoxy floor sloped to a drain
- Floor drain by a licensed plumber
- Insulated, lockable door
- Mini-split and dehumidifier
- Outdoor intake and carbon-filtered exhaust
- 1,600 W of dimmable LED lighting
- Subpanel and circuits by a TDLR-licensed electrician
- Mixing bench and water tank
- Controller, alarms, and leak sensors
- Permits handled for you

ESTIMATED INSTALLED PRICE

$28,000 to $50,000

Estimate only. Garage about $28,000 to $44,000; shed about $32,000 to $50,000, not including the shed.

Plant spots are shown for planning under the proposed 12-plant limit. Do not plant until state law allows it.

GROWING MEDIUM AT A GLANCE

Soil, coco, or hydroponics?

Every Rooted room can be set up for any of three growing methods. The right choice depends on how hands-on you want to be and how well your room handles water. This table compares them in plain terms.

	Soil	Coco coir	Hydroponics (RDWC)
How it works	Plants grow in pots of a prepared soil mix and are watered by hand	Plants grow in coconut fiber and are fed by a timed drip system	Plant roots sit in circulating, oxygenated water fed from a central reservoir
Ease	**Easiest.** Most forgiving of small mistakes	**Moderate.** Automation helps, but feeding needs attention	**Most technical.** Needs close monitoring
Water use (estimate at peak)	About 6 to 10 gallons per day	About 9 to 14 gallons per day, including runoff	About 6 to 10 gallons per day, plus a full change of about 94 gallons every 1 to 2 weeks
Maintenance	Hand watering and hauling bags of mix	Checking drip lines and emptying or draining runoff	Daily checks of water temperature and pH; pumps and a water chiller to maintain
Best for	First-time growers and anyone who wants simplicity	Homeowners who want automation without full hydroponics	Experienced hobbyists who enjoy precise control
Best room match	Any option	Any option	Premium (slab floor and drain); Standard only with full containment

OUR RECOMMENDATION

Most homeowners start with soil or coco. Both work well in any Rooted room and are easy to live with. Hydroponics is best saved for a Premium build where a floor drain and slab can handle the water.

A NOTE ON ATTICS

Unconditioned Texas attics pass 130 F in summer, and ceiling framing is rarely built for room loads. We consider attics only when they are already conditioned and an engineer approves the floor, and we do not recommend hydroponics there.

Water figures are planning estimates for a 12-plant room and vary with equipment and season. RDWC means recirculating deep water culture.

WHAT EVERY ROOTED ROOM INCLUDES

Built for Texas, from the studs to the sensors

Climate control

Steady temperature and humidity through the hottest, most humid Texas summers.

- Ductless mini-split sized to the room's heat load
- Dedicated dehumidifier with a continuous drain
- Smart controller with sensors and phone alerts

Odor control

Air leaves the room only through activated carbon, which keeps odors contained within the room.

- Sealed room with a filtered fresh-air intake
- Inline fan and carbon filter sized to the room
- Slight negative pressure and backdraft-protected exhaust

Electrical by licensed electricians

All electrical work is performed by TDLR-licensed electricians under the required permits.

- Load calculation on your existing panel
- Dedicated circuits, and a subpanel where needed
- GFCI and AFCI protection as required by code

Water protection

Water belongs in the tank, not in your subfloor. Every room is designed to contain it.

- Waterproof flooring with coved edges or a floor drain
- Trays, containment, and condensate routing
- Leak sensors that shut off pumps automatically

Also standard: light-tight construction, a lockable entry, insulation where the space needs it, a walkthrough at handoff, and a simple care guide for your equipment.

OUR PROCESS

From first call to finished room

1 — Consult
We learn your goals, look at your space, and answer your questions.

2 — Design
We measure, size the cooling and power, and deliver a clear plan and price.

3 — Permits
We pull the required permits and line up licensed electrical, HVAC, and plumbing trades.

4 — Build
We frame, insulate, wire, and install climate and air equipment.

5 — Handoff
We test every system, set up your controller, and walk you through care.

Get ready now, the legal way

You can do the groundwork today. Each step below is legal now and makes a room ready for whatever the law allows later.

- [ ] **Plan the space.** Choose the room, measure it, and check ceiling height. Avoid unconditioned attics.
- [ ] **Check electrical capacity.** A TDLR-licensed electrician can run a load calculation on your panel. A panel upgrade, if needed, is often $2,000 to $5,000 (estimate).
- [ ] **Insulate and air-seal.** Garages and sheds need real insulation and sealing before any cooling system can keep up.
- [ ] **Plan cooling and dehumidification.** Right-size a mini-split and dehumidifier for the room, not the whole house.
- [ ] **Protect against water.** Plan waterproof flooring, and a floor drain where the slab allows.
- [ ] **Review your lease, HOA rules, and insurance.** Under the bills as filed, a property owner could still prohibit growing.
- [ ] **Follow the session.** Track HB 369 and SB 237 on capitol.texas.gov from January through May 2027.

BUILT FOR TODAY

A Rooted room is a climate-controlled room

A room we build today is a climate-controlled room, and it can serve legal uses now, such as houseplants, seed starting, orchids, or temperature-sensitive storage. We do not design, build, or service rooms for any use that is illegal under current law, and we never recommend planting before state law allows it.

LICENSED TRADES, EVERY TIME

In Texas, electrical work is performed by TDLR-licensed electricians, cooling systems are installed by TDLR-licensed air conditioning contractors, and drain work is done by TSBPE-licensed plumbers, all under local permits.

ROOTED

GROW ROOMS

INDOOR CLIMATE CONTROL

Let's plan your room

Rooted Grow Rooms designs and builds custom indoor climate control rooms for Texas homeowners, engineered for steady temperature, humidity, airflow, and light.

Phone: [to come]

Email: [to come]

Website: [to come]

Service area: [to come]

IMPORTANT INFORMATION

This guide is for general information only and is not legal advice. Laws described as proposed may change or may not pass. Rooted Grow Rooms does not design, build, or service rooms for any use that is illegal under current law.

Bill details reflect HB 369 and SB 237 as filed for the 90th Texas Legislature (2027 regular session), from Texas Legislature Online (capitol.texas.gov). Prices are planning estimates, not quotes. Electrical work is performed by TDLR-licensed electricians under permit. Edition: November 2026.