

By: Walle

H.B. No. 1841

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to landlord and tenant dispute information reported by  
3 justice courts to the Texas Judicial Council and made accessible to  
4 the public.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Subchapter C, Chapter 71, Government Code, is  
7 amended by adding Section 71.0354 to read as follows:

8 Sec. 71.0354. LANDLORD AND TENANT DISPUTE INFORMATION:  
9 JUSTICE COURTS. (a) As a component of the official monthly report  
10 submitted under Section 71.035, a justice court shall report by  
11 category each case filed in the court involving a dispute between a  
12 landlord and tenant under Chapter 24, Property Code, or Title 8,  
13 Property Code, including:

- 14 (1) eviction suits;  
15 (2) suits involving the disconnection of utilities;  
16 (3) repair and remedy suits;  
17 (4) suits involving security deposits;  
18 (5) suits involving unlawful lockouts;  
19 (6) suits involving the provision of security and  
20 safety devices; and  
21 (7) any other category of suit involving a landlord or  
22 tenant brought under Title 8, Property Code, and designated by the  
23 council.

24 (b) The council may adopt rules as necessary to implement

1 this section.

2 SECTION 2. Subchapter C, Chapter 72, Government Code, is  
3 amended by adding Section 72.0345 to read as follows:

4 Sec. 72.0345. LANDLORD AND TENANT DISPUTE INFORMATION. (a)  
5 The office shall publish on the Internet website maintained by the  
6 office information on cases filed in justice courts related to  
7 landlord and tenant disputes. The information must include for  
8 each case:

9 (1) the justice court in which the case is filed,  
10 including the precinct and county in which the court is located;

11 (2) whether any legal counsel or agent is representing  
12 the defendant;

13 (3) whether any legal counsel or agent is representing  
14 the plaintiff; and

15 (4) the disposition of the case.

16 (b) The office shall make the information required by  
17 Subsection (a) available on the public information Internet website  
18 in a format that is searchable by date and jurisdiction.

19 SECTION 3. (a) As soon as practicable after the effective  
20 date of this Act:

21 (1) the Texas Judicial Council shall prescribe the  
22 categories of landlord and tenant suits a justice court is required  
23 to report under Section 71.0354, Government Code, as added by this  
24 Act, and the procedures for reporting under that section; and

25 (2) the Office of Court Administration of the Texas  
26 Judicial System shall publish in a searchable format on the public  
27 information Internet website the landlord and tenant dispute

1 information as required by Section 72.0345, Government Code, as  
2 added by this Act.

3 (b) Notwithstanding Section 71.0354, Government Code, as  
4 added by this Act, a justice court is not required to report  
5 landlord and tenant dispute information under that section until  
6 after the Texas Judicial Council establishes the categories and  
7 procedures for reporting under that section.

8 SECTION 4. This Act takes effect September 1, 2023.