

By: Talarico

H.B. No. 3269

A BILL TO BE ENTITLED

AN ACT

relating to the right of a residential tenant to summon police or emergency assistance.

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

SECTION 1. Chapter 250, Local Government Code, is amended by adding Section 250.014 to read as follows:

Sec. 250.014. REGULATION OF TENANT'S RIGHT TO SUMMON POLICE OR EMERGENCY ASSISTANCE PROHIBITED. Notwithstanding any other law, a political subdivision may not adopt or enforce an ordinance, order, or other regulation that:

(1) requires a landlord to evict a residential tenant who summons police or emergency assistance to the tenant's residence more than a specified number of times; or

(2) imposes a fee or monetary or other penalties on a landlord based on requests by a tenant for police or emergency assistance if the assistance was requested or dispatched based on the tenant's reasonable belief that an individual was in need of intervention or emergency assistance.

SECTION 2. Section 92.015(a), Property Code, is amended to read as follows:

(a) A landlord may not:

(1) prohibit or limit a residential tenant's right to summon police or other emergency assistance based on the tenant's reasonable belief that an individual is in need of intervention or

1 emergency assistance; [~~or~~]

2 (2) impose monetary or other penalties on a tenant who  
3 summons police or emergency assistance if the assistance was  
4 requested or dispatched based on the tenant's reasonable belief  
5 that an individual was in need of intervention or emergency  
6 assistance; or

7 (3) evict or threaten to evict a tenant not otherwise  
8 in default who summons police or emergency assistance if the  
9 assistance was requested or dispatched based on the tenant's  
10 reasonable belief that an individual was in need of intervention or  
11 emergency assistance.

12 SECTION 3. This Act takes effect September 1, 2023.