

1-1 By: Manuel (Senate Sponsor - Paxton) H.B. No. 3536
 1-2 (In the Senate - Received from the House May 10, 2023;
 1-3 May 11, 2023, read first time and referred to Committee on Business
 1-4 & Commerce; May 17, 2023, reported favorably by the following vote:
 1-5 Yeas 9, Nays 0; May 17, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10			X	
1-11	X			
1-12	X			
1-13	X			
1-14			X	
1-15	X			
1-16	X			
1-17	X			
1-18	X			

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to a commercial landlord's remedies regarding certain
 1-22 unlawful activities on the premises of commercial rental property.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Section 93.013(a), Property Code, is amended to
 1-25 read as follows:

1-26 (a) Notwithstanding a provision in a lease to the contrary,
 1-27 a tenant's right of possession terminates and the landlord has a
 1-28 right to recover possession of the leased premises if the tenant is
 1-29 using the premises or allowing the premises to be used for the
 1-30 purposes of:

1-31 (1) prostitution as described by Section 43.02, Penal
 1-32 Code, solicitation of prostitution as described by Section 43.021,
 1-33 Penal Code, promotion of prostitution as described by Section
 1-34 43.03, Penal Code, aggravated promotion of prostitution as
 1-35 described by Section 43.04, Penal Code, or compelling prostitution
 1-36 as described by Section 43.05, Penal Code;

1-37 (2) [~~or~~] trafficking of persons as described by
 1-38 Section 20A.02, Penal Code; or

1-39 (3) operating, maintaining, or advertising a massage
 1-40 establishment, as defined by Section 455.001, Occupations Code,
 1-41 that is not in compliance with:

1-42 (A) Chapter 455, Occupations Code; or

1-43 (B) an applicable local ordinance relating to the
 1-44 licensing or regulation of a massage establishment.

1-45 SECTION 2. The changes in law made by this Act apply only to
 1-46 a commercial lease that is entered into or renewed on or after the
 1-47 effective date of this Act. A commercial lease that is entered into
 1-48 or renewed before the effective date of this Act is governed by the
 1-49 law applicable to the lease immediately before the effective date
 1-50 of this Act, and that law is continued in effect for that purpose.

1-51 SECTION 3. This Act takes effect September 1, 2023.

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