

By: Eckhardt

S.B. No. 202

A BILL TO BE ENTITLED

AN ACT

relating to prohibiting an increase in the rent before the end of a lease term of a tenant residing in a development supported with a low income housing tax credit allocation.

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

SECTION 1. Section 2306.6738(a), Government Code, is amended to read as follows:

(a) Notwithstanding any other law, a development owner of a development supported with a housing tax credit allocation may not:

(1) lock out or threaten to lock out any person residing in the development except by judicial process unless the exclusion results from:

(A) a necessity to perform bona fide repairs or construction work; or

(B) an emergency; ~~or~~

(2) seize or threaten to seize the personal property of any person residing in the development except by judicial process unless the resident has abandoned the premises; or

(3) except as provided under the terms of a voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), or a similar rental subsidy program, increase the rent paid by a person residing in the development during the duration of the person's lease agreement.

SECTION 2. Section 2306.6738, Government Code, as amended

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1 by this Act, applies to a lease agreement entered into or renewed on
2 or after the effective date of this Act.

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