

By: West

S.B. No. 974

A BILL TO BE ENTITLED

AN ACT

relating to prohibiting the requirement of cable or Internet service in certain residential leases.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.027 to read as follows:

Sec. 92.027. CABLE OR INTERNET SERVICE REQUIREMENT PROHIBITED. (a) In this section, "multiunit complex" has the meaning assigned by Section 92.151.

(b) A lease for a unit in a multiunit complex may not contain a clause that:

(1) includes a charge for Internet or cable service in the amount of payment due under the lease; or

(2) requires the tenant to subscribe to Internet or cable service.

(c) If a landlord violates this section, the tenant may recover from the landlord:

(1) an amount equal to \$500; and

(2) court costs and reasonable attorney's fees.

SECTION 2. The change in law made by this Act applies only to a lease agreement entered into or renewed on or after the effective date of this Act.

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