

1-1 By: Creighton, et al. S.B. No. 986
 1-2 (In the Senate - Filed February 16, 2023; March 3, 2023,
 1-3 read first time and referred to Committee on Business & Commerce;
 1-4 April 12, 2023, reported favorably by the following vote: Yeas 8,
 1-5 Nays 3; April 12, 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 the authority of a local government to regulate
 1-22 evictions.

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

1-24 SECTION 1. Chapter 24, Property Code, is amended by adding
 1-25 Section 24.0041 to read as follows:

1-26 Sec. 24.0041. AUTHORITY OF LOCAL GOVERNMENTS TO REGULATE
 1-27 EVICTIONS. Notwithstanding any other law, a municipality or county
 1-28 may not adopt or enforce an ordinance, order, or other measure that:

1-29 (1) prohibits, restricts, or delays:

1-30 (A) delivery of a notice to vacate; or

1-31 (B) filing of a suit to recover possession of the
 1-32 premises under this chapter; or

1-33 (2) otherwise relates to an eviction suit under this
 1-34 chapter.

1-35 SECTION 2. Section 24.005(e), Property Code, is amended to
 1-36 read as follows:

1-37 (e) If the lease or applicable federal law requires the
 1-38 landlord to give a tenant an opportunity to respond to a notice of
 1-39 proposed eviction, a notice to vacate may not be given until the
 1-40 period provided for the tenant to respond to the eviction notice has
 1-41 expired.

1-42 SECTION 3. The changes in law made by this Act apply only to
 1-43 an eviction suit in which the notice to vacate is given on or after
 1-44 the effective date of this Act. An eviction suit in which the
 1-45 notice to vacate is given before the effective date of this Act is
 1-46 governed by the law as it existed immediately before the effective
 1-47 date of this Act, and that law is continued in effect for that
 1-48 purpose.

1-49 SECTION 4. This Act takes effect immediately if it receives
 1-50 a vote of two-thirds of all the members elected to each house, as
 1-51 provided by Section 39, Article III, Texas Constitution. If this
 1-52 Act does not receive the vote necessary for immediate effect, this
 1-53 Act takes effect September 1, 2023.

1-54 * * * * *