

By: Zwiener

H.B. No. 1247

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the interruption of utility service by a residential
3 landlord.

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

5 SECTION 1. Section 92.008, Property Code, is amended by
6 amending Subsection (f) and adding Subsection (f-1) to read as
7 follows:

8 (f) If a landlord or a landlord's agent violates this
9 section, the tenant may:

10 (1) either recover possession of the premises or
11 terminate the lease; and

12 (2) in addition to other remedies available under law,
13 recover from the landlord an amount equal to the sum of the tenant's
14 actual damages, the tenant's security deposit, one month's rent
15 plus \$1,000, reasonable attorney's fees, and court costs [~~less any~~
16 ~~delinquent rents or other sums for which the tenant is liable to the~~
17 ~~landlord~~].

18 (f-1) A landlord who violates this section may not collect
19 delinquent rent from a tenant.

20 SECTION 2. The change in law made by this Act applies only
21 to a violation that occurs on or after the effective date of this
22 Act. A violation that occurs before the effective date of this Act
23 is governed by the law in effect on the date the violation occurred,
24 and the former law is continued in effect for that purpose.

1 SECTION 3. This Act takes effect September 1, 2025.