

By: Alvarado, Eckhardt

S.B. No. 2349

A BILL TO BE ENTITLED

AN ACT

relating to notice requirements for a leased dwelling located in a floodplain.

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

SECTION 1. Section 92.0135, Property Code, is amended by adding Subsection (a-1) and amending Subsection (e) to read as follows:

(a-1) Notices under Subsections (b) and (d) are not required for a tenant under:

(1) a lease with a term of less than 30 days; or

(2) a temporary residential tenancy created by a contract for sale in which the buyer occupies the property before closing or the seller occupies the property after closing for a specific term not greater than 90 days.

(e) The notices required by Subsections (b) and (d) must be included in a paragraph of the lease, as an addendum to the lease, or in a separate written document given to the tenant at or before execution of the lease. The landlord and tenant must sign the document containing a required notice to evidence the provision and receipt of the notice.

SECTION 2. Section 92.0135(a-1), Property Code, as added by this Act, and Section 92.0135(e), Property Code, as amended by this Act, apply only to a lease agreement entered into or renewed on or after the effective date of this Act. A lease agreement entered

1 into or renewed before the effective date of this Act is governed by
2 the law as it existed immediately before the effective date of this
3 Act, and that law is continued in effect for that purpose.

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