

AN ACT

relating to a residential tenant's right to summon police or emergency assistance; providing a civil penalty.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.015 to read as follows:

Sec. 92.015. TENANT'S RIGHT TO SUMMON POLICE OR EMERGENCY ASSISTANCE. (a) A landlord may not:

(1) prohibit or limit a residential tenant's right to summon police or other emergency assistance in response to family violence; or

(2) impose monetary or other penalties on a tenant who summons police or emergency assistance in response to family violence.

(b) A provision in a lease is void if the provision purports to:

(1) waive a tenant's right to summon police or other emergency assistance in response to family violence; or

(2) exempt any party from a liability or a duty under this section.

(c) In addition to other remedies provided by law, if a landlord violates this section, a tenant is entitled to recover from or against the landlord:

(1) a civil penalty in an amount equal to one month's

1 rent;

2 (2) actual damages suffered by the tenant as a result
3 of the landlord's violation of this section;

4 (3) court costs;

5 (4) injunctive relief; and

6 (5) reasonable attorney's fees incurred by the tenant
7 in seeking enforcement of this section.

8 (d) For purposes of this section, if a tenant's rent is
9 subsidized in whole or in part by a governmental entity, "one
10 month's rent" means one month's fair market rent.

11 (e) For purposes of this section, "family violence" has the
12 meaning assigned by Section 71.004, Family Code.

13 SECTION 2. A provision in a lease entered into or renewed
14 before the effective date of this Act that does not comply with
15 Section 92.015, Property Code, as added by this Act, is governed by
16 the law in effect immediately before the effective date of this Act,
17 and that law is continued in effect for that purpose.

18 SECTION 3. This Act takes effect immediately if it receives
19 a vote of two-thirds of all the members elected to each house, as
20 provided by Section 39, Article III, Texas Constitution. If this
21 Act does not receive the vote necessary for immediate effect, this
22 Act takes effect September 1, 2003.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 92 passed the Senate on May 6, 2003, by the following vote: Yeas 30, Nays 0.

Secretary of the Senate

I hereby certify that S.B. No. 92 passed the House on May 28, 2003, by the following vote: Yeas 144, Nays 0, two present not voting.

Chief Clerk of the House

Approved:

Date

Governor