

By: Staples

S.B. No. 1832

A BILL TO BE ENTITLED

AN ACT

relating to flood insurance notice to residential tenants.

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. DISCLOSURE REGARDING FLOOD COVERAGE IN RENTER'S INSURANCE.

(a) Before entering into an oral or written lease with tenant for rental of a dwelling, a landlord or landlord's agent must give written notice to the tenant, in the lease or by separate document, as follows:

NOTICE REQUIRED BY STATE LAW: The property owner's insurance cannot provide coverage for your personal property. Renter's insurance that you purchase can cover losses due to theft, fire, etc., but it may not cover flood damage. Flood insurance for your personal property can be purchased from the Federal Emergency Management Agency through licensed property insurance agents.

SECTION 2. This Act takes effect September 1, 2004, and applies only to a lease initially executed on or after that date. Any lease initially executed before September 1, 2004, is governed by the law existing at that time, and the former law is continued in effect for that purpose.