

SENATE RESOLUTION NO. 734

WHEREAS, The Senate of the State of Texas is pleased to recognize Larry Niemann on the occasion of his retirement from the position of legal counsel for the Texas Apartment Association after nearly 40 years of outstanding service; and

WHEREAS, The first and only legal counsel of the Texas Apartment Association, Larry has worked closely with our state's elected public officials to ensure that the relationship between tenants and property owners is handled in a fair and professional manner; he has helped to craft legislation that addresses the rights, responsibilities, and duties of all parties involved in the renting of homes and apartments in Texas; and

WHEREAS, Handling issues such as habitability, fair housing, security deposits, smoke detectors, pool-yard enclosures, and ownership disclosure, Larry has been instrumental in protecting property owners and in setting reasonable standards for the landlord/tenant relationship; and

WHEREAS, For more than 35 years, he has been the author of all Texas Apartment Association lease contracts and related leasing forms; Larry has spent thousands of hours during his tenure as legal counsel conducting seminars for association members on ethics and other legal matters; he has provided thoughtful stewardship and practical advice to the rental housing industry for almost 40 years, and his guidance as legal counsel for the Texas Apartment Association will be greatly missed; now, therefore, be it

RESOLVED, That the Senate of the State of Texas, 79th Legislature, hereby commend Larry Niemann for his exceptional service to the Texas Apartment Association and extend to him best wishes for a fulfilling retirement; and, be it further

RESOLVED, That a copy of this Resolution be prepared for him as an expression of esteem from the Texas Senate.

Barrientos

President of the Senate

I hereby certify that the above Resolution was adopted by the Senate on May 2, 2005.

Secretary of the Senate

Member, Texas Senate