

Amend CSHB 3101 by adding the following appropriately number SECTION and renumbering subsequent SECTIONS accordingly:

SECTION _____. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.020 to read as follows:

Sec. 92.020. EMERGENCY PHONE NUMBER. (a) A landlord must provide to a tenant a telephone number that will be answered 24 hours a day for the purpose of reporting emergencies related to a condition of the leased premises that materially affects the physical health or safety of an ordinary tenant.

(b) A landlord of residential rental property that has an onsite management or superintendent's office must post the phone number required by Subsection (a) prominently outside the management or superintendent's office.

(c) This section does not apply to of affect a local ordinance governing a landlord's obligation to provide a 24 hour emergency contact number to a tenant that is adopted before January 1, 2008 if the ordinance conforms with or is amended to conform with this section.