

By: Coleman

H.B. No. 2963

A BILL TO BE ENTITLED

1 AN ACT

2 relating to occupancy limits for certain residential rental
3 property.

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

5 SECTION 1. Sections 92.010(a) and (b), Property Code, are
6 amended to read as follows:

7 (a) Except as provided by Subsection (b), the maximum number
8 of adults that a landlord may allow to occupy a dwelling is two
9 [~~three~~] times the number of bedrooms in the dwelling.

10 (b) A landlord may allow an occupancy rate of more than two
11 [~~three~~] adult tenants per bedroom:

12 (1) to the extent that the landlord is required by a
13 state or federal fair housing law to allow a higher occupancy rate;
14 or

15 (2) if an adult whose occupancy causes a violation of
16 Subsection (a) is seeking temporary sanctuary from family violence,
17 as defined by Section 71.004, Family Code, for a period that does
18 not exceed one month.

19 SECTION 2. The changes in law made by this Act apply only to
20 a lease or lease agreement executed or renewed on or after the
21 effective date of this Act. A lease or lease agreement executed or
22 renewed before the effective date of this Act is governed by the law
23 in effect at the time the lease or lease agreement was executed or
24 renewed, and that law is continued in effect for that purpose.

1 SECTION 3. This Act takes effect September 1, 2007.