

By: Anchia

H.B. No. 534

A BILL TO BE ENTITLED

AN ACT

relating to the liability of certain obligors under a residential lease.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.021 to read as follows:

Sec. 92.021. LIABILITY OF CERTAIN OBLIGORS UNDER LEASE. (a)

A person other than a tenant who cosigns or guarantees a lease is liable only for the original lease term.

(b) A provision that purports to renew for an additional lease term the liability of a person other than a tenant who cosigns or guarantees a lease is void.

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

SECTION 3. This Act takes effect September 1, 2009.