

By: Anchia

H.B. No. 534

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to the liability of certain obligors under a residential  
3 lease.

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

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

7 Sec. 92.021. LIABILITY OF CERTAIN OBLIGORS UNDER LEASE. (a)  
8 A person other than a tenant who cosigns or guarantees a lease is  
9 liable only for the original lease term.

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

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

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