

By: Bolton

H.B. No. 1806

Substitute the following for H.B. No. 1806:

By: Quintanilla

C.S.H.B. No. 1806

A BILL TO BE ENTITLED

AN ACT

relating to notice to residential tenants regarding renter's insurance.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.0132 to read as follows:

Sec. 92.0132. NOTICE REGARDING RENTER'S INSURANCE. (a)

Before entering into a lease with a tenant, a landlord or the landlord's agent shall give written notice to the tenant that is substantially equivalent to the following:

The property owner's insurance cannot provide coverage for your personal property. You may purchase renter's insurance, which may cover losses due to theft, fire, or other events or occurrences. Renter's insurance may not cover losses due to a flood.

(b) The notice must also include information on obtaining renter's insurance or include or attach contact information for a resource for information on obtaining renter's insurance.

(c) The notice required by this section may be printed in the lease or in a separate document signed by the landlord or the landlord's agent and the tenant.

SECTION 2. (a) The change in law made by this Act applies only to a lease initially entered into on or after January 1, 2010.

(b) A lease initially entered into before January 1, 2010, is governed by the law existing immediately before the effective

1 date of this Act, and that law is continued in effect for that
2 purpose.

3 (c) This Act does not apply to the renewal of a lease.

4 SECTION 3. This Act takes effect January 1, 2010.