

By: Bolton

H.B. No. 1806

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to notice to residential tenants regarding renter's  
3 insurance.

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 92.0132 to read as follows:

7 Sec. 92.0132. NOTICE REGARDING RENTER'S INSURANCE. (a)  
8 Before entering into a lease with a tenant, a landlord or the  
9 landlord's agent shall give the following written notice to the  
10 tenant:

11 NOTICE REQUIRED BY STATE LAW: The property owner's insurance  
12 cannot provide coverage for your personal property. You may  
13 purchase renter's insurance, which may cover losses due to theft,  
14 fire, or other events or occurrences, through a licensed property  
15 and casualty insurance agent. Renter's insurance may not cover  
16 losses due to a flood. If you are eligible, you can purchase flood  
17 insurance for your personal property from the Federal Emergency  
18 Management Agency through a licensed property and casualty  
19 insurance agent. Additional information regarding renter's  
20 insurance may be obtained from the Texas Department of Insurance at  
21 (insert toll-free telephone number and Internet website address).

22 (b) The notice required by Subsection (a) may be printed in  
23 the lease or in a separate document signed by the landlord or the  
24 landlord's agent and the tenant.

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

3           (b) A lease initially entered into before January 1, 2010,  
4 is governed by the law existing immediately before the effective  
5 date of this Act, and that law is continued in effect for that  
6 purpose.

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

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