

By: Eltife, et al.

S.B. No. 1353

A BILL TO BE ENTITLED

AN ACT

1  
2 relating to certain claims against persons licensed as real estate  
3 brokers and salespersons.

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

5 SECTION 1. Section 17.49, Business & Commerce Code, is  
6 amended by adding Subsection (i) to read as follows:

7 (i) Nothing in this subchapter shall apply to a claim  
8 against a person licensed as a broker or salesperson under Chapter  
9 1101, Occupations Code, arising from an act or omission by the  
10 person while acting as a broker or salesperson.

11 SECTION 2. Section 17.49(i), Business & Commerce Code, as  
12 added by this Act, applies only to a claim arising from an act or  
13 omission that occurs on or after the effective date of this Act. A  
14 claim arising from an act or omission that occurred before the  
15 effective date of this Act is governed by the law in effect on the  
16 date the act or omission occurred, and the former law is continued  
17 in effect for that purpose.

18 SECTION 3. This Act takes effect immediately if it receives  
19 a vote of two-thirds of all the members elected to each house, as  
20 provided by Section 39, Article III, Texas Constitution. If this  
21 Act does not receive the vote necessary for immediate effect, this  
22 Act takes effect September 1, 2011.