

By: West

S.B. No. 1120

A BILL TO BE ENTITLED

AN ACT

relating to a residential tenant's lease obligation after the loss of the leased premises resulting from a natural disaster.

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

SECTION 1. Subchapter B, Chapter 92, Property Code, is amended by adding Section 92.062 to read as follows:

Sec. 92.062. LEASE TERM AFTER NATURAL DISASTER. If a rental premises is, as a practical matter, totally unusable for residential purposes as a result of a natural disaster such as a hurricane, tornado, flood, extended freeze, or widespread windstorm, a landlord that allows a tenant to move to another rental unit owned by the landlord may not require the tenant to execute a lease for a term longer than the term remaining on the tenant's lease on the date the premises was rendered unusable as a result of the natural disaster.

SECTION 2. Section 92.062, Property Code, as added by this Act, applies only to a lease that is executed or renewed on or after January 1, 2014. A lease that is executed or renewed before January 1, 2014, is governed by the law in effect at the time the lease was executed or renewed, and that law is continued in effect for that purpose.

SECTION 3. This Act takes effect January 1, 2014.