

1-1 By: West S.B. No. 1120
 1-2 (In the Senate - Filed March 5, 2013; March 12, 2013, read
 1-3 first time and referred to Committee on Business and Commerce;
 1-4 April 4, 2013, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 8, Nays 0; April 4, 2013,
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11			X	
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR S.B. No. 1120 By: Lucio

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to a residential tenant's lease obligation after the loss
 1-22 of the leased premises resulting from a natural disaster.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subchapter B, Chapter 92, Property Code, is
 1-25 amended by adding Section 92.062 to read as follows:

1-26 Sec. 92.062. LEASE TERM AFTER NATURAL DISASTER. If a rental
 1-27 premises is, as a practical matter, totally unusable for
 1-28 residential purposes as a result of a natural disaster such as a
 1-29 hurricane, tornado, flood, extended freeze, or widespread
 1-30 windstorm, a landlord that allows a tenant to move to another rental
 1-31 unit owned by the landlord may not require the tenant to execute a
 1-32 lease for a term longer than the term remaining on the tenant's
 1-33 lease on the date the premises was rendered unusable as a result of
 1-34 the natural disaster.

1-35 SECTION 2. Section 92.062, Property Code, as added by this
 1-36 Act, applies only to a lease that is executed or renewed on or after
 1-37 January 1, 2014. A lease that is executed or renewed before January
 1-38 1, 2014, is governed by the law in effect at the time the lease was
 1-39 executed or renewed, and that law is continued in effect for that
 1-40 purpose.

1-41 SECTION 3. This Act takes effect January 1, 2014.

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