

1-1 By: Thompson of Harris (Senate Sponsor - Garcia) H.B. No. 1510  
1-2 (In the Senate - Received from the House May 6, 2015;  
1-3 May 6, 2015, read first time and referred to Committee on State  
1-4 Affairs; May 19, 2015, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 9, Nays 0;  
1-6 May 19, 2015, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	Huffman	X		
1-10	Ellis	X		
1-11	Birdwell	X		
1-12	Creighton	X		
1-13	Estes	X		
1-14	Fraser	X		
1-15	Nelson	X		
1-16	Schwertner	X		
1-17	Zaffirini	X		

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 1510 By: Creighton

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

1-21 relating to liability of persons who lease dwellings to persons  
1-22 with criminal records.

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

1-24 SECTION 1. Subchapter A, Chapter 92, Property Code, is  
1-25 amended by adding Section 92.025 to read as follows:

1-26 Sec. 92.025. LIABILITY FOR LEASING TO PERSON WITH CRIMINAL  
1-27 RECORD. (a) A cause of action does not accrue against a landlord or  
1-28 a landlord's manager or agent solely for leasing a dwelling to a  
1-29 tenant convicted of, or arrested or placed on deferred adjudication  
1-30 for, an offense.

1-31 (b) This section does not preclude a cause of action for  
1-32 negligence in leasing of a dwelling by a landlord or a landlord's  
1-33 manager or agent to a tenant, if:

1-34 (1) the tenant:

1-35 (A) was convicted of an offense listed in Section  
1-36 3g, Article 42.12, Code of Criminal Procedure; or

1-37 (B) has a reportable conviction or adjudication,  
1-38 as defined by Article 62.001, Code of Criminal Procedure; and

1-39 (2) the person against whom the action is filed knew or  
1-40 should have known of the conviction or adjudication.

1-41 (c) This section does not create a cause of action or expand  
1-42 an existing cause of action.

1-43 SECTION 2. Section 92.025, Property Code, as added by this  
1-44 Act, does not affect a cause of action that accrued before the  
1-45 effective date of this Act. A cause of action that accrued before  
1-46 the effective date of this Act is governed by the law as it existed  
1-47 immediately before that date, and the former law is continued in  
1-48 effect for that purpose.

1-49 SECTION 3. This Act takes effect January 1, 2016.

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