

AN ACT

relating to providing a remedy for fraud committed in certain real estate transactions.

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

SECTION 1. Chapter 27, Business & Commerce Code, is amended by adding Section 27.015 to read as follows:

Sec. 27.015. DECEPTIVE TRADE PRACTICE; PUBLIC REMEDY. (a) In this section, "consumer protection division" has the meaning assigned by Section 17.45.

(b) A violation of Section 27.01 that relates to the transfer of title to real estate is a false, misleading, or deceptive act or practice as defined by Section 17.46(b), and any public remedy under Subchapter E, Chapter 17, is available for a violation of that section.

(c) It is the duty of city attorneys to lend the consumer protection division any reasonable assistance requested in the commencement and prosecution of actions under this section.

(d) To the same extent and in the same manner a district or county attorney may institute or prosecute an action under this section, a city attorney may institute or prosecute an action under this section.

(e) If a district, county, or city attorney brings an action under this section, 75 percent of any penalty recovered shall be deposited in the general fund of the county or municipality in which

1 the violation occurred.

2 (f) This section does not apply to an action to recover
3 damages that is subject to Chapter 27, Property Code.

4 SECTION 2. The changes in law made by this Act apply only to
5 a violation of Section 27.01, Business & Commerce Code, that occurs
6 on or after the effective date of this Act. A violation of Section
7 27.01, Business & Commerce Code, that occurs before the effective
8 date of this Act is governed by the law in effect on the date the
9 violation occurred, and the former law is continued in effect for
10 that purpose. For purposes of this section, a violation occurs
11 before the effective date of this Act if any element of the
12 violation occurs before that date.

13 SECTION 3. This Act takes effect September 1, 2015.

President of the Senate

Speaker of the House

I certify that H.B. No. 2590 was passed by the House on May 5, 2015, by the following vote: Yeas 145, Nays 0, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2590 on May 28, 2015, by the following vote: Yeas 143, Nays 0, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2590 was passed by the Senate, with amendments, on May 26, 2015, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor