

By: Neave

H.B. No. 3363

Substitute the following for H.B. No. 3363:

By: Collier

C.S.H.B. No. 3363

A BILL TO BE ENTITLED

1 AN ACT

2 relating to a landlord's notice to residential tenants regarding  
3 rent increases.

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

5 SECTION 1. Subchapter A, Chapter 92, Property Code, is  
6 amended by adding Section 92.026 to read as follows:

7 Sec. 92.026. NOTICE OF RENT INCREASES. (a) A landlord  
8 shall provide written notice to a tenant if the landlord proposes on  
9 renewal of the tenant's lease to increase the amount of rent the  
10 landlord charges the tenant on the date of the notice.

11 (b) The notice required by Subsection (a) must state:

12 (1) the amount of the tenant's rent after the increase;

13 and

14 (2) the effective date of the rent increase.

15 (c) The landlord shall provide the notice required by  
16 Subsection (a) not later than the seventh day before the date the  
17 tenant is required to provide notice to vacate at the end of the  
18 lease term.

19 (d) If a landlord fails to provide notice as required by  
20 Subsection (c), the landlord may not:

21 (1) before the seventh day after the date the landlord  
22 provides to the tenant a notice in compliance with Subsection (b),  
23 require the tenant to provide notice to vacate the premises; and

24 (2) for a tenant who renews the lease, increase the

1 rent before the seventh day after the effective date of the renewal  
2 lease term.

3 SECTION 2. Section 92.026, Property Code, as added by this  
4 Act, applies only to a lease entered into or renewed on or after the  
5 effective date of this Act. A lease entered into or renewed before  
6 the effective date of this Act is governed by the law as it existed  
7 immediately before the effective date of this Act, and that law is  
8 continued in effect for that purpose.

9 SECTION 3. This Act takes effect September 1, 2017.