

By: Neave

H.B. No. 3363

A BILL TO BE ENTITLED

AN ACT

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

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

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

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

(b) The landlord shall provide the notice required by Subsection (a) not later than the 14th day before the date the tenant is required to provide notice to vacate at the end of the lease term or renewal period.

(c) A landlord who fails to give notice as required by this section is liable to the tenant for any expense incurred by the tenant as a result of the landlord's failure to give the notice.

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

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