

By: Walle

H.B. No. 3700

A BILL TO BE ENTITLED

AN ACT

relating to the exclusion of a residential tenant from leased premises without judicial process.

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

SECTION 1. Section 92.0081(b), Property Code, is amended to read as follows:

(b) A landlord may not intentionally prevent a tenant from entering the leased premises, including the common area of the residential rental property, except by judicial process unless the exclusion results from[+]

~~[(1)]~~ bona fide repairs, construction, or an emergency. If the exclusion is for a repair or for construction, the landlord shall deliver to the tenant, not later than 24 hours before the time the repair or construction work begins, written notice of the exclusion and of the anticipated period of the exclusion[+

~~[(2) removing the contents of premises abandoned by a tenant, or~~

~~[(3) changing the door locks on the door to the tenant's individual unit of a tenant who is delinquent in paying at least part of the rent].~~

SECTION 2. Sections 92.0081(c), (d), (e), (e-1), (f), (g), (i), and (k), Property Code, are repealed.

SECTION 3. The changes in law made by this Act apply only to a lease entered into or renewed on or after the effective date of

1 this Act. A lease entered into or renewed before the effective date
2 of this Act is governed by the law as it existed immediately before
3 the effective date of this Act, and that law is continued in effect
4 for that purpose.

5 SECTION 4. This Act takes effect January 1, 2018.