

Amend CSHB 993 (house committee printing) as follows:

(1) Strike page 1, line 24, through page 2, line 3, and substitute the following:

(c) In addition to the notice required by Subsection (a) and before entering into a lease for residential property with a prospective tenant, a landlord or landlord's representative must, if applicable, inform the prospective tenant in a written notice, signed by the landlord and the prospective tenant, that, based on the landlord's knowledge, a structure on the property has previously received water penetration from flooding caused by rainfall that occurred during the four years preceding the date of the lease.

(d) If a landlord or a landlord's representative fails to provide the notices required by Subsections (a) and (c) and a tenant suffers substantial loss of or damage to the tenant's personal property located in the tenant's leased premises as a result of water penetration into the leased premises from flooding caused by rainfall, the tenant may terminate the lease by providing written notice of the termination to the landlord.

(e) Termination of a lease under this section is effective when the tenant surrenders possession of the property. Notice of the termination must be given not later than the 30th day after the date of the loss described by Subsection (c).

(f) Not later than the 30th day after the effective date of the termination of the lease under this section, the landlord shall refund to the tenant terminating the lease all rent or other amounts paid in advance under the lease for any period after the effective date of the termination of the lease.

(g) This section does not affect a tenant's liability for delinquent, unpaid rent or other sums owed to the landlord before the lease was terminated by the tenant under this section.

(2) On page 2, line 10, strike "September 1, 2019" and substitute "January 1, 2020".