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| BILL ANALYSIS |

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| H.B. 1859 |
| By: Neave |
| Business & Industry |
| Committee Report (Unamended) |

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| **BACKGROUND AND PURPOSE**  Concerns have been raised that a provision in current law allowing a landlord up to seven days after a tenant turnover date to rekey a residential rental property may be contrary to a new tenant's reasonable expectation of security in the tenant's home. H.B. 1859 seeks to address these concerns by requiring the rekeying to be done before each tenant turnover date. |
| **CRIMINAL JUSTICE IMPACT**  It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision. |
| **RULEMAKING AUTHORITY**  It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution. |
| **ANALYSIS**  H.B. 1859 amends the Property Code to change the date by which a landlord is required to rekey, at the landlord's expense, a security device operated by a key, card, or combination from not later than the seventh day after each tenant turnover date to before each tenant turnover date. |
| **EFFECTIVE DATE**  September 1, 2019. |