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| BILL ANALYSIS |

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| H.B. 4015 |
| By: Leach |
| Judiciary & Civil Jurisprudence |
| Committee Report (Unamended) |

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| **BACKGROUND AND PURPOSE**  There have been calls to make it clear that a landlord is not liable for damages related to the collection of a late fee from a tenant for the tenant's failure to pay any portion of delinquent rent. H.B. 4015 seeks to address this issue by exempting a landlord from such liability unless the amount of the late fee exceeds a certain threshold. |
| **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. 4015 amends the law to exempt a landlord from liability for damages related to the collection of a late fee from a tenant for the tenant's failure to pay any portion of delinquent rent unless the late fee exceeds the greater of $150 or ten percent of the amount of rent for the rental pay period under the lease. The bill requires the calculation of such a fee to include any direct or indirect costs or damages associated with the landlord's collection of delinquent rent. |
| **EFFECTIVE DATE**  September 1, 2019. |