

BILL ANALYSIS

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

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.