

By: Neave

H.B. No. 1860

A BILL TO BE ENTITLED

AN ACT

relating to a landlord's right to enter the dwelling of a residential tenant.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.026 to read as follows:

Sec. 92.026. NOTICE REGARDING ENTRY TO DWELLING BY LANDLORD. (a) Except as provided by Subsection (c), a landlord may enter a dwelling only if the landlord has delivered to the tenant, at least 48 hours before the entry, a written notice containing the date and time the landlord will enter the tenant's dwelling and the purpose for the entry.

(b) After giving notice as required by Subsection (a), a landlord may enter a dwelling only:

(1) on the date and at the time contained in the notice; and

(2) for the purpose stated in the notice.

(c) In the case of an emergency, a landlord may enter a dwelling as necessary without providing the notice required by Subsection (a).

(d) A provision of a lease that purports to waive a right or to exempt a party from a liability or duty under this section is void.

SECTION 2. The change in law made by this Act applies only

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1 to a lease agreement entered into or renewed on or after the  
2 effective date of this Act.

3 SECTION 3. This Act takes effect September 1, 2019.