

By: Hughes

S.B. No. 19

A BILL TO BE ENTITLED

AN ACT

relating to the carrying, storage, or possession of a firearm or
firearm ammunition by certain persons on certain residential or
commercial property.

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

SECTION 1. Section 30.05, Penal Code, is amended by adding
Subsections (f-1) and (f-2) to read as follows:

(f-1) It is an exception to the application of this section
that:

(1) the basis on which entry on the property was
forbidden is that entry with a firearm or firearm ammunition was
forbidden;

(2) the actor is:

(A) an owner of an apartment in a condominium
regime governed by Chapter 81, Property Code;

(B) an owner of a condominium unit governed by
Chapter 82, Property Code;

(C) a tenant or guest of an owner described by
Paragraph (A) or (B); or

(D) a guest of a tenant of an owner described by
Paragraph (A) or (B);

(3) the actor:

(A) carries or stores a firearm or firearm
ammunition in the condominium apartment or unit owner's apartment

or unit;

(B) carries a firearm or firearm ammunition directly en route to or from the condominium apartment or unit owner's apartment or unit;

(C) carries a firearm or firearm ammunition directly en route to or from the actor's vehicle located in a parking area provided for residents or guests of the condominium property; or

(D) carries or stores a firearm or firearm ammunition in the actor's vehicle located in a parking area provided for residents or guests of the condominium property; and

(4) the actor is not otherwise prohibited by law from possessing a firearm or firearm ammunition.

(f-2) It is an exception to the application of this section that:

(1) the basis on which entry on a leased premises governed by Chapter 92 or 93, Property Code, was forbidden is that entry with a firearm or firearm ammunition was forbidden;

(2) the actor is a tenant of the leased premises or the tenant's guest;

(3) the actor:

(A) carries or stores a firearm or firearm ammunition in the tenant's rental unit;

(B) carries a firearm or firearm ammunition directly en route to or from the tenant's rental unit;

(C) carries a firearm or firearm ammunition directly en route to or from the actor's vehicle located in a

parking area provided for tenants or guests by the landlord of the leased premises; or

(D) carries or stores a firearm or firearm ammunition in the actor's vehicle located in a parking area provided for tenants or guests by the landlord of the leased premises; and

(4) the actor is not otherwise prohibited by law from possessing a firearm or firearm ammunition.

SECTION 2. Section 30.06, Penal Code, is amended by adding Subsections (e-1) and (e-2) to read as follows:

(e-1) It is an exception to the application of this section that:

(1) the license holder is:

(A) an owner of an apartment in a condominium regime governed by Chapter 81, Property Code;

(B) an owner of a condominium unit governed by Chapter 82, Property Code;

(C) a tenant or guest of an owner described by Paragraph (A) or (B); or

(D) a guest of a tenant of an owner described by Paragraph (A) or (B); and

(2) the license holder:

(A) carries or stores a handgun in the condominium apartment or unit owner's apartment or unit;

(B) carries a handgun directly en route to or from the condominium apartment or unit owner's apartment or unit;

(C) carries a handgun directly en route to or

1 from the license holder's vehicle located in a parking area
2 provided for residents or guests of the condominium property; or

3 (D) carries or stores a handgun in the license
4 holder's vehicle located in a parking area provided for residents
5 or guests of the condominium property.

6 (e-2) It is an exception to the application of this section
7 that:

8 (1) the license holder is a tenant of a leased premises
9 governed by Chapter 92 or 93, Property Code, or the tenant's guest;
10 and

11 (2) the license holder:

12 (A) carries or stores a handgun in the tenant's
13 rental unit;

14 (B) carries a handgun directly en route to or
15 from the tenant's rental unit;

16 (C) carries a handgun directly en route to or
17 from the license holder's vehicle located in a parking area
18 provided for tenants or guests by the landlord of the leased
19 premises; or

20 (D) carries or stores a handgun in the license
21 holder's vehicle located in a parking area provided for tenants or
22 guests by the landlord of the leased premises.

23 SECTION 3. Section 30.07, Penal Code, is amended by adding
24 Subsections (e-1) and (e-2) to read as follows:

25 (e-1) It is an exception to the application of this section
26 that:

27 (1) the license holder is:

1 (A) an owner of an apartment in a condominium
2 regime governed by Chapter 81, Property Code;

3 (B) an owner of a condominium unit governed by
4 Chapter 82, Property Code;

5 (C) a tenant or guest of an owner described by
6 Paragraph (A) or (B); or

7 (D) a guest of a tenant of an owner described by
8 Paragraph (A) or (B); and

9 (2) the license holder:

10 (A) carries or stores a handgun in the
11 condominium apartment or unit owner's apartment or unit;

12 (B) carries a handgun directly en route to or
13 from the condominium apartment or unit owner's apartment or unit;

14 (C) carries a handgun directly en route to or
15 from the license holder's vehicle located in a parking area
16 provided for residents or guests of the condominium property; or

17 (D) carries or stores a handgun in the license
18 holder's vehicle located in a parking area provided for residents
19 or guests of the condominium property.

20 (e-2) It is an exception to the application of this section
21 that:

22 (1) the license holder is a tenant of a leased premises
23 governed by Chapter 92 or 93, Property Code, or the tenant's guest;
24 and

25 (2) the license holder:

26 (A) carries or stores a handgun in the tenant's
27 rental unit;

1 (B) carries a handgun directly en route to or
2 from the tenant's rental unit;

3 (C) carries a handgun directly en route to or
4 from the license holder's vehicle located in a parking area
5 provided for tenants or guests by the landlord of the leased
6 premises; or

7 (D) carries or stores a handgun in the license
8 holder's vehicle located in a parking area provided for tenants or
9 guests by the landlord of the leased premises.

10 SECTION 4. Section [82.002](#), Property Code, is amended by
11 adding Subsection (c-1) to read as follows:

12 (c-1) Section 82.121 applies to a condominium for which the
13 declaration was recorded before January 1, 1994.

14 SECTION 5. Subchapter C, Chapter [82](#), Property Code, is
15 amended by adding Section 82.121 to read as follows:

16 Sec. 82.121. POSSESSION OF FIREARM OR FIREARM AMMUNITION ON
17 CONDOMINIUM PROPERTY. (a) Unless possession of a firearm or
18 firearm ammunition on condominium property is prohibited by state
19 or federal law, a condominium unit owner, or a tenant or guest of a
20 condominium unit owner, or a guest of a tenant of a condominium unit
21 owner may not be prohibited from lawfully possessing, carrying,
22 transporting, or storing a firearm, any part of a firearm, or
23 firearm ammunition:

24 (1) in the condominium unit owner's unit;
25 (2) in a vehicle located in a parking area provided for
26 the residents or guests of the condominium property; or

27 (3) in other common element locations as necessary to:

1 (A) enter or exit the condominium property;

2 (B) enter or exit the condominium unit owner's
3 unit; or

4 (C) enter or exit a vehicle on the condominium
5 property or located in a parking area provided for residents or
6 guests of the condominium property.

7 (b) This section applies notwithstanding any provision of a
8 dedicatory instrument to the contrary and regardless of the date of
9 the provision's adoption.

10 SECTION 6. Subchapter A, Chapter 92, Property Code, is
11 amended by adding Section 92.026 to read as follows:

12 Sec. 92.026. POSSESSION OF FIREARMS OR FIREARM AMMUNITION
13 ON LEASED PREMISES. Unless possession of a firearm or firearm
14 ammunition on a landlord's property is prohibited by state or
15 federal law, a landlord may not prohibit a tenant or a tenant's
16 guest from lawfully possessing, carrying, transporting, or storing
17 a firearm, any part of a firearm, or firearm ammunition:

18 (1) in the tenant's rental unit;

19 (2) in a vehicle located in a parking area provided for
20 tenants or guests by the landlord of the leased premises; or

21 (3) in other locations controlled by the landlord as
22 necessary to:

23 (A) enter or exit the tenant's rental unit;

24 (B) enter or exit the leased premises; or

25 (C) enter or exit a vehicle on the leased
26 premises or located in a parking area provided by the landlord for
27 tenants or guests.

SECTION 7. Chapter 93, Property Code, is amended by adding Section 93.014 to read as follows:

Sec. 93.014. POSSESSION OF FIREARM OR FIREARM AMMUNITION ON LEASED PREMISES. Unless possession of a firearm or firearm ammunition on a landlord's property is prohibited by state or federal law, a landlord may not prohibit a tenant or a tenant's guest from lawfully possessing, carrying, transporting, or storing a firearm, any part of a firearm, or firearm ammunition:

(1) on the tenant's leased premises;

(2) in a vehicle located in a parking area provided for tenants or guests by the landlord of the leased premises; or

(3) in other locations controlled by the landlord as necessary to:

(A) enter or exit the tenant's leased premises;

(B) enter or exit the leased premises; or

(C) enter or exit a vehicle on the leased premises or located in a parking area provided by the landlord for tenants or guests.

SECTION 8. Sections 30.05, 30.06, and 30.07, Penal Code, as amended by this Act, apply only to an offense committed on or after the effective date of this Act. An offense committed before the effective date of this Act is governed by the law in effect on the date the offense was committed, and the former law is continued in effect for that purpose. For purposes of this section, an offense was committed before the effective date of this Act if any element of the offense occurred before that date.

SECTION 9. Sections 92.026 and 93.014, Property Code, as

S.B. No. 19

1 added by this Act, do not affect the enforceability of a provision
2 in a lease agreement entered into or renewed before the effective
3 date of this Act.

4 SECTION 10. This Act takes effect September 1, 2019.