

LEGISLATIVE BUDGET BOARD
Austin, Texas

FISCAL NOTE, 86TH LEGISLATIVE REGULAR SESSION

April 11, 2019

TO: Honorable Jeff Leach, Chair, House Committee on Judiciary & Civil Jurisprudence

FROM: John McGeady, Assistant Director Sarah Keyton, Assistant Director
Legislative Budget Board

IN RE: HB4015 by Leach (Relating to liability for the collection of late fees by a landowner or landlord.), **As Introduced**

No significant fiscal implication to the State is anticipated.

The bill would amend the Civil Practices and Remedies Code to provide immunity from liability related to collection of a late fee from a tenant who is delinquent on the payment of rent, unless the amount of the fee, plus direct and indirect costs and damages associated with the landlord's collection of delinquent rent, were to exceed the greater of \$150 or 10 percent of the amount due each pay period under the lease. Based on the analysis of the Office of Court Administration, duties and responsibilities associated with implementing the provisions of the bill could be accomplished using existing resources.

Local Government Impact

No significant fiscal implication to units of local government is anticipated.

Source Agencies: 212 Office of Court Administration, Texas Judicial Council

LBB Staff: WP, SLE, PBO