

BILL ANALYSIS

H.B. 628
By: Rosenthal
Urban Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

There is an oversight in statute that allows for property owners who receive a low income housing tax credit allocation (LIHTC) to raise the rent of a tenant at any point during the tenant's lease. In these situations, the lease typically states that a tenant's rent may be raised when HUD increases the area median family income. H.B. 628 seeks to address this issue by prohibiting a landlord or property manager who is receiving a LIHTC allocation from raising a tenant's rent during the duration of the tenant's lease agreement.

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. 628 amends the Government Code to prohibit the owner of a development supported with a low income housing tax credit allocation from increasing the rent paid by a person residing in the development during the duration of the person's lease agreement except as provided under the terms of the federal Section 8 voucher program or a similar rental subsidy program.

EFFECTIVE DATE

September 1, 2021.