

## **BILL ANALYSIS**

H.B. 900  
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Committee Report (Unamended)

### **BACKGROUND AND PURPOSE**

Upon receipt of an eviction notice, a tenant has a certain time frame within which to remove their possessions from the premises. If the tenant fails to remove their belongings, the court will order a writ of possession in which an officer may enter the premises, remove the tenant's belongings, and place them on the curb to be picked up by the evicted tenant. It has been noted that landlords are currently held responsible for any damages inflicted upon these belongings while sitting on the curb. H.B. 900 seeks to remedy this situation by exempting a landlord from liability for certain damages.

### **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. 900 amends the Property Code to exempt a landlord from liability for damages to a tenant resulting from the execution of a writ of possession by an officer following an eviction suit.

### **EFFECTIVE DATE**

September 1, 2021.