

By: Walle

H.B. No. 1930

A BILL TO BE ENTITLED

AN ACT

1
2 relating to landlord and tenant dispute information reported by
3 justice courts to the Office of Court Administration of the Texas
4 Judicial System and made accessible to the public.

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

6 SECTION 1. Subchapter C, Chapter 71, Government Code, is
7 amended by adding Section 71.0354 to read as follows:

8 Sec. 71.0354. LANDLORD AND TENANT DISPUTE INFORMATION:
9 JUSTICE COURTS. As a component of the official monthly report
10 submitted to the Office of Court Administration of the Texas
11 Judicial System, a justice court shall report by category each case
12 filed in the court involving a dispute between a landlord and tenant
13 under Chapter 24, Property Code, or Title 8, Property Code,
14 including:

- 15 (1) forcible entry and detainer suits;
16 (2) suits involving the disconnection of utilities;
17 (3) repair and remedy suits;
18 (4) suits involving security deposits;
19 (5) suits involving the provision of security and
20 safety devices; and
21 (6) any other category of suit involving a landlord or
22 tenant brought under Title 8, Property Code, and designated by the
23 office.

24 SECTION 2. Subchapter C, Chapter 72, Government Code, is

1 amended by adding Section 72.038 to read as follows:

2 Sec. 72.038. LANDLORD AND TENANT DISPUTE DATABASE. (a) The
3 office shall establish and maintain an electronic database that
4 contains information on cases filed in justice courts related to
5 landlord and tenant disputes. The database must contain for each
6 case:

7 (1) the justice court in which the case is filed,
8 including the precinct, municipality, and county in which the court
9 is located;

10 (2) if publicly available:

11 (A) the street name, municipality, and zip code
12 of the defendant's residence;

13 (B) the street name, municipality, and zip code
14 of the plaintiff's residence;

15 (C) the tenant's address, excluding the
16 apartment number for a tenant who lives in a multifamily apartment
17 complex; and

18 (D) the defendant's demographic information,
19 including race and ethnicity;

20 (3) any legal counsel representing the defendant;

21 (4) the date of the hearing;

22 (5) the disposition of the case;

23 (6) the date judgment is issued; and

24 (7) the judgment amount.

25 (b) The office shall make the information required by
26 Subsection (a) available in an electronic spreadsheet format that
27 is easily downloaded from the office's publicly accessible Internet

1 website and is searchable by date and jurisdiction.

2 SECTION 3. (a) As soon as practicable after the effective
3 date of this Act, the Office of Court Administration of the Texas
4 Judicial System shall:

5 (1) prescribe the categories of landlord and tenant
6 suits a justice court is required to report under Section 71.0354,
7 Government Code, as added by this Act, and the procedures for
8 reporting under that section; and

9 (2) establish the landlord and tenant dispute database
10 as required by Section 72.038, Government Code, as added by this
11 Act.

12 (b) Notwithstanding Section 71.0354, Government Code, as
13 added by this Act, a justice court is not required to report
14 landlord and tenant dispute information under that section until
15 after the Office of Court Administration of the Texas Judicial
16 System establishes the categories and procedures for reporting
17 under that section.

18 SECTION 4. This Act takes effect September 1, 2021.