

By: Lopez

H.B. No. 3639

A BILL TO BE ENTITLED

AN ACT

relating to notice to a customer or tenant required after an intentional shutoff of electric and water service.

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

SECTION 1. Chapter 91, Property Code, is amended by adding Section 91.007 to read as follows:

Sec. 91.007. NOTICE REQUIRED FOR EMERGENCY UTILITY SHUTOFF.

Not later than four hours after a landlord receives a notice under Section 17.011, Utilities Code, or Section 13.1397, Water Code, for the emergency shutoff of electric power or water for a dwelling or commercial building leased to a tenant, the landlord shall notify the tenant of the shutoff by e-mail or text message. The notice must include:

(1) the estimated time and date that the electric power or water will be restored to the dwelling or building; and

(2) whether the shutoff is part of a rolling outage if the shutoff is for electric power.

SECTION 2. Subchapter A, Chapter 17, Utilities Code, is amended by adding Section 17.011 to read as follows:

Sec. 17.011. NOTICE REQUIRED FOR INTENTIONAL OUTAGES. Not later than three hours after an electric utility, municipally owned utility, or electric cooperative intentionally shuts off electric power to a customer in response to an emergency event, the utility or cooperative shall notify the customer of the shutoff by e-mail or

1 text message. The notice must include the following information:

2 (1) the estimated time and date that the utility or
3 cooperative will restore electric power to the customer; and

4 (2) whether the shutoff is part of a rolling outage.

5 SECTION 3. Subchapter E, Chapter 13, Water Code, is amended
6 by adding Section 13.1397 to read as follows:

7 Sec. 13.1397. NOTICE REQUIRED FOR INTENTIONAL SHUTOFF OF
8 SERVICE. Not later than three hours after a retail public utility
9 intentionally shuts off water service to a customer in response to
10 an emergency event, the utility shall notify the customer of the
11 shutoff by e-mail or text message. The notice must include the
12 estimated time and date that the utility will restore water service
13 to the customer.

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