88R23274 SHH-D

By:  Leach H.B. No. 2657

Substitute the following for H.B. No. 2657:

By:  Isaac C.S.H.B. No. 2657

A BILL TO BE ENTITLED

AN ACT

relating to voidable provisions contained in certain construction contracts.

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

SECTION 1.  Section 272.0001, Business & Commerce Code, is amended to read as follows:

Sec. 272.0001.  DEFINITIONS [~~DEFINITION~~]. In this chapter:

(1)  "Construction[~~,"construction~~] contract" means a contract, subcontract, or agreement entered into or made by an owner, architect, engineer, contractor, construction manager, subcontractor, supplier, or material or equipment lessor for the design, construction, alteration, renovation, remodeling, or repair of, or for the furnishing of material or equipment for, a building, structure, appurtenance, or other improvement to or on public or private real property, including moving, demolition, and excavation connected with the real property. The term includes an agreement to which an architect, engineer, or contractor and an owner's lender are parties regarding an assignment of the construction contract or other modifications thereto.

(2)  "Copy" means an accurate reproduction of an original document reproduced in paper form or in an electronic format that a person can access, download, save, and print for the person's own records.

(3)  "Original contract" means an agreement to which an owner is a party either directly or by implication of law.

(4)  "Original contractor" means a person contracting with an owner directly or through the owner's agent.

(5)  "Owner" means a person who owns any interest in real property or an authorized agent, trustee, or receiver of the person.

(6)  "Subcontractor" means a person who furnishes labor or materials to fulfill an obligation to an original contractor or to a subcontractor of any tier to perform all or part of the work required by an original contract.

SECTION 2.  The heading to Section 272.001, Business & Commerce Code, is amended to read as follows:

Sec. 272.001.  VOIDABLE CONTRACT PROVISIONS [~~PROVISION~~].

SECTION 3.  Section 272.001, Business & Commerce Code, is amended by adding Subsections (c), (d), (e), (f), (g), and (h) to read as follows:

(c)  Except as provided by Subsection (g), a provision in a construction contract between an original contractor and owner that incorporates another document that contains terms and conditions, by reference or otherwise, is voidable by the original contractor if, on written request, the owner does not provide a copy of the incorporated document to the original contractor on or before the 10th day before the date the contract is executed. This subsection does not preclude the owner from redacting information from a document to be incorporated into the contract, provided that any redacted information may not be incorporated into the contract by reference or otherwise. The owner may request the original contractor to sign, date, and submit to the owner a written statement acknowledging receipt of the copy of the incorporated document. The written statement acknowledging receipt must be provided separately from the construction contract.

(d)  Except as provided by Subsection (g), a provision in a construction contract between a subcontractor and an original contractor that incorporates another document that contains terms and conditions, by reference or otherwise, is voidable by the subcontractor if, on written request, the original contractor does not provide a copy of the incorporated document to the subcontractor on or before the 10th day before the date the contract is executed. This subsection does not preclude the original contractor from redacting information from a document to be incorporated into the contract, provided that any redacted information may not be incorporated into the contract by reference or otherwise. The original contractor may request the subcontractor to sign, date, and submit to the original contractor a written statement acknowledging receipt of the copy of the incorporated document. The written statement acknowledging receipt must be provided separately from the construction contract.

(e)  Except as provided by Subsection (g), a provision in a construction contract between a subcontractor and another subcontractor that incorporates another document that contains terms and conditions, by reference or otherwise, is voidable by the subcontractor who is to furnish labor or materials to fulfill an obligation to the other subcontractor if, on written request, the subcontractor to whom the requesting subcontractor is obligated does not provide a copy of the incorporated document to the requesting subcontractor on or before the 10th day before the date the contract is executed. This subsection does not preclude a subcontractor from redacting information from a document to be incorporated into the contract, provided that any redacted information may not be incorporated into the contract by reference or otherwise. The subcontractor providing the copy of the document may request the other subcontractor to sign, date, and submit a written statement acknowledging receipt of the copy of the incorporated document. The written statement acknowledging receipt must be provided separately from the construction contract.

(f)  A provision in a construction contract made void by a party to the contract under Subsection (c), (d), or (e) is void only to the extent of the provision's applicability to the incorporated document or a portion of the incorporated document that was not provided to the party.

(g)  Subsections (c), (d), and (e) do not apply to the incorporation of a publicly available document.

(h)  An owner, original contractor, or subcontractor may provide a copy of an incorporated document to the other party to a construction contract under Subsection (c), (d), or (e) by providing a link to the document on an Internet website or file hosting service that may be accessed by the other party free of charge for the duration of the term of the contract. The version of the incorporated document that is accessible on the date the party receives the information necessary to access the document is the version of the document that is incorporated into the contract.

SECTION 4.  Chapter 272, Business & Commerce Code, is amended by adding Section 272.003 to read as follows:

Sec. 272.003.  WAIVER OF CHAPTER PROHIBITED. A person may not waive this chapter, including a provision of this chapter, by contract or other means. A purported waiver of this chapter is void as against public policy.

SECTION 5.  The changes in law made by this Act apply only to a contract that is entered into or renewed on or after the effective date of this Act.

SECTION 6.  This Act takes effect September 1, 2023.