By:  Walle (Senate Sponsor - Huffman) H.B. No. 3625

(In the Senate - Received from the House May 5, 2023; May 10, 2023, read first time and referred to Committee on Business & Commerce; May 21, 2023, reported adversely, with favorable Committee Substitute by the following vote: Yeas 9, Nays 0; May 21, 2023, sent to printer.)

COMMITTEE VOTE

                    Yea Nay Absent  PNV

Schwertner           X

King                 X

Birdwell                       X

Campbell             X

Creighton            X

Johnson              X

Kolkhorst            X

Menéndez             X

Middleton                      X

Nichols              X

Zaffirini            X

COMMITTEE SUBSTITUTE FOR H.B. No. 3625 By:  Creighton

A BILL TO BE ENTITLED

AN ACT

relating to notice requirements for a leased dwelling located in a floodplain.

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

SECTION 1.  Section 92.0135, Property Code, is amended by adding Subsection (a-1) and amending Subsection (e) to read as follows:

(a-1)  Notices under Subsections (b) and (d) are not required for a tenant under:

(1)  a lease with a term of less than 30 days; or

(2)  a temporary residential tenancy created by a contract for sale in which the buyer occupies the property before closing or the seller occupies the property after closing for a specific term not greater than 90 days.

(e)  The notices required by Subsections (b) and (d) must be included in a paragraph of the lease, as an addendum to the lease, or in a separate written document given to the tenant at or before execution of the lease. The landlord and tenant must sign the document containing a required notice to evidence the provision and receipt of the notice.

SECTION 2.  Section 92.0135(a-1), Property Code, as added by this Act, and Section 92.0135(e), Property Code, as amended by this Act, apply only to a lease agreement entered into or renewed on or after the effective date of this Act. A lease agreement entered into or renewed before the effective date of this Act is governed by the law as it existed immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SECTION 3.  This Act takes effect September 1, 2023.

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