

By: Morales of Harris

H.B. No. 143

A BILL TO BE ENTITLED

AN ACT

relating to restrictions on rent increases for self-service storage facilities.

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

SECTION 1. Chapter 93, Property Code, is amended by adding Section 93.014 to read as follows:

Sec. 93.014. RENT INCREASE FOR SELF-SERVICE STORAGE FACILITY. (a) In this section:

(1) "Lease" means a written rental agreement.

(2) "Lessor," "rental agreement," "self-service storage facility," and "tenant" have the meanings assigned by Section 59.001.

(b) This section applies to a lease regardless of:

(1) the length of the lease term; or

(2) whether the lease includes a fixed term.

(c) The lessor of a self-service storage facility may not increase a tenant's rent:

(1) before the first anniversary of the date the tenant's initial lease is signed by the tenant; or

(2) unless the lessor provides written notice of the increased rent amount at least 30 days before the date of the proposed rent increase.

SECTION 2. This Act applies to a self-service storage facility lease entered into, extended, or renewed on or after the

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1 effective date of this Act.

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