

By: Hinojosa

H.B. No. 1048

A BILL TO BE ENTITLED

AN ACT

relating to a landlord's notice to residential tenants regarding rent increases.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.027 to read as follows:

Sec. 92.027. NOTICE OF RENT INCREASES. (a) A landlord that proposes on renewal of a tenant's lease to increase the amount of rent the landlord charges the tenant shall provide written notice to the tenant in accordance with this section.

(b) The notice required by Subsection (a) must state:

(1) the amount of the tenant's rent after the increase;

(2) the improvements to the tenant's rental unit or another part of the premises that have resulted in the rent increase, if any; and

(3) the effective date of the rent increase.

(c) The landlord shall provide the notice required by Subsection (a) not later than the seventh day before the date the tenant is required to provide notice to vacate at the end of the lease term.

(d) If a landlord fails to provide notice as required by Subsection (c), the landlord may not:

(1) before the seventh day after the date the landlord provides to the tenant a notice in compliance with Subsection (b),

1 require the tenant to provide notice to vacate the premises; and
2 (2) for a tenant who renews the lease, increase the
3 rent before the seventh day after the effective date of the renewal
4 lease term.

5 (e) If a landlord fails to comply with this section, the
6 tenant is entitled to recover from the landlord a penalty in the
7 amount of \$100.

8 SECTION 2. Section 92.027, Property Code, as added by this
9 Act, applies only to a lease agreement entered into or renewed on or
10 after the effective date of this Act.

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