

By: Bryant

H.B. No. 3306

A BILL TO BE ENTITLED

AN ACT

relating to the right of a residential tenant to cure default for nonpayment of rent.

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

SECTION 1. Chapter 24, Property Code, is amended by adding Section 24.00605 to read as follows:

Sec. 24.00605. RESIDENTIAL TENANT'S RIGHT TO CURE BEFORE JUDGMENT RENDERED. (a) Except as provided by Subsection (b), a residential tenant who is in default for nonpayment of rent under a written or oral lease may cure the default and reinstate the lease by paying all rent, court costs, and attorney's fees at any time before the date that a court renders judgment against the tenant in an eviction suit.

(b) Unless the lease provides otherwise, a tenant may not cure a default if the tenant cured a default under this section in the preceding 12-month period.

SECTION 2. The changes in law made by this Act apply only to a lease or rental agreement entered into or renewed on or after the effective date of this Act.

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