

BILL ANALYSIS

Senate Research Center
89R16824 JBD-F

C.S.S.B. 929
By: Johnson
Business & Commerce
3/4/2025
Committee Report (Substituted)

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Mechanic's, contractor's, and materialman's liens are legal tools to collect payment for goods and services. Sourced from Chapter 53 of the Texas Property Code, lien rights protect the interest of general contractors, subcontractors, and suppliers in construction projects. However, the complexity and hurdles in Texas lien law pose challenges for claimants who choose to secure their liens, resulting in slow payment and unpaid construction projects.

Current statutes do not prohibit the deadline for submitting notice of mechanic's, contractor's, or materialman's liens from falling on a weekend or a legal holiday. In the 87th Regular Session, H.B. 2237 made several changes to Chapter 53 of the Texas Property Code; however, many deadlines in Chapter 53 are specific dates and do not require counting a period of days.

S.B. 929 would amend Section 53.003(e) of the Texas Property Code to add that the deadline to provide notice must be extended to the next business day if it falls on a weekend or holiday. Changes must be made to standardize procedure and maintain functionality for those in the industry.

(Original Author's/Sponsor's Statement of Intent)

C.S.S.B. 929 amends current law relating to certain deadlines and other timing factors affecting mechanic's, contractor's, or materialman's liens.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 53.003(e), Property Code, as follows:

(e) Provides that in determining the deadline or computing the period of days in which to provide a notice or to take any action required under Chapter 53 (Mechanic's, Contractor's, and Materialman's Liens), if the deadline or the last day of the period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day that is not Saturday, Sunday, or legal holiday.

SECTION 2. Amends Section 53.124(e), Property Code, to make nonsubstantive changes.

SECTION 3. Effective date: upon passage or September 1, 2025.