

By: Lopez of Bexar

H.B. No. 617

A BILL TO BE ENTITLED

AN ACT

relating to the prohibition of housing discrimination on the basis of veteran status and to the enforcement of that prohibition.

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

SECTION 1. Section 301.003, Property Code, is amended by adding Subdivision (13) to read as follows:

(13) "Veteran status" means the status of a person as a veteran, as that term is defined by Section 2308.251, Government Code.

SECTION 2. Sections 301.021(a) and (b), Property Code, are amended to read as follows:

(a) A person may not refuse to sell or rent, after the making of a bona fide offer, refuse to negotiate for the sale or rental of, or in any other manner make unavailable or deny a dwelling to another because of race, color, religion, sex, familial status, ~~or~~ national origin, or veteran status.

(b) A person may not discriminate against another in the terms, conditions, or privileges of sale or rental of a dwelling or in providing services or facilities in connection with a sale or rental of a dwelling because of race, color, religion, sex, familial status, ~~or~~ national origin, or veteran status.

SECTION 3. Section 301.022, Property Code, is amended to read as follows:

Sec. 301.022. PUBLICATION. A person may not make, print, or

1 publish or effect the making, printing, or publishing of a notice,
2 statement, or advertisement that is about the sale or rental of a
3 dwelling and that indicates any preference, limitation, or
4 discrimination or the intention to make a preference, limitation,
5 or discrimination because of race, color, religion, sex,
6 disability, familial status, [~~or~~] national origin, or veteran
7 status.

8 SECTION 4. Section 301.023, Property Code, is amended to
9 read as follows:

10 Sec. 301.023. INSPECTION. A person may not represent to
11 another because of race, color, religion, sex, disability, familial
12 status, [~~or~~] national origin, or veteran status that a dwelling is
13 not available for inspection for sale or rental when the dwelling is
14 available for inspection.

15 SECTION 5. Section 301.024, Property Code, is amended to
16 read as follows:

17 Sec. 301.024. ENTRY INTO NEIGHBORHOOD. A person may not,
18 for profit, induce or attempt to induce another to sell or rent a
19 dwelling by representations regarding the entry or prospective
20 entry into a neighborhood of a person of a particular race, color,
21 religion, sex, disability, familial status, [~~or~~] national origin,
22 or veteran status.

23 SECTION 6. Section 301.026(a), Property Code, is amended to
24 read as follows:

25 (a) A person whose business includes engaging in
26 residential real estate related transactions may not discriminate
27 against another in making a real estate related transaction

1 available or in the terms or conditions of a real estate related
2 transaction because of race, color, religion, sex, disability,
3 familial status, [~~or~~] national origin, or veteran status.

4 SECTION 7. Section 301.027, Property Code, is amended to
5 read as follows:

6 Sec. 301.027. BROKERAGE SERVICES. A person may not deny
7 another access to, or membership or participation in, a
8 multiple-listing service, real estate brokers' organization, or
9 other service, organization, or facility relating to the business
10 of selling or renting dwellings, or discriminate against a person
11 in the terms or conditions of access, membership, or participation
12 in such an organization, service, or facility because of race,
13 color, religion, sex, disability, familial status, [~~or~~] national
14 origin, or veteran status.

15 SECTION 8. Sections 301.042(a) and (c), Property Code, are
16 amended to read as follows:

17 (a) This chapter does not prohibit a religious
18 organization, association, or society or a nonprofit institution or
19 organization operated, supervised, or controlled by or in
20 conjunction with a religious organization, association, or society
21 from:

22 (1) limiting the sale, rental, or occupancy of
23 dwellings that it owns or operates for other than a commercial
24 purpose to persons of the same religion; or

25 (2) giving preference to persons of the same religion,
26 unless membership in the religion is restricted because of race,
27 color, sex, disability, familial status, [~~or~~] national origin, or

1 veteran status.

2 (c) This chapter does not prohibit a person engaged in the
3 business of furnishing appraisals of real property from considering
4 in those appraisals factors other than race, color, religion, sex,
5 disability, familial status, [~~or~~] national origin, or veteran
6 status.

7 SECTION 9. Section 301.068, Property Code, is amended to
8 read as follows:

9 Sec. 301.068. REFERRAL TO MUNICIPALITY. (a) Subject to
10 Subsection (b), the [~~The~~] commission may defer proceedings under
11 this chapter and refer a complaint to a municipality that has been
12 certified by the federal Department of Housing and Urban
13 Development as a substantially equivalent fair housing agency.

14 (b) The commission may not defer proceedings and refer a
15 complaint under Subsection (a) to a municipality in which the
16 alleged discrimination occurred if:

17 (1) the complaint alleges discrimination based on
18 veteran status; and

19 (2) the municipality does not have laws prohibiting
20 the alleged discrimination.

21 SECTION 10. Section 301.171(a), Property Code, is amended
22 to read as follows:

23 (a) A person commits an offense if the person, without
24 regard to whether the person is acting under color of law, by force
25 or threat of force intentionally intimidates or interferes with a
26 person:

27 (1) because of the person's race, color, religion,

1 sex, disability, familial status, [~~or~~] national origin, or veteran
2 status and because the person is or has been selling, purchasing,
3 renting, financing, occupying, or contracting or negotiating for
4 the sale, purchase, rental, financing, or occupation of any
5 dwelling or applying for or participating in a service,
6 organization, or facility relating to the business of selling or
7 renting dwellings; or

8 (2) because the person is or has been or to intimidate
9 the person from:

10 (A) participating, without discrimination
11 because of race, color, religion, sex, disability, familial status,
12 [~~or~~] national origin, or veteran status, in an activity, service,
13 organization, or facility described by Subdivision (1); [~~or~~]

14 (B) affording another person opportunity or
15 protection to so participate; or

16 (C) lawfully aiding or encouraging other persons
17 to participate, without discrimination because of race, color,
18 religion, sex, disability, familial status, [~~or~~] national origin,
19 or veteran status, in an activity, service, organization, or
20 facility described by Subdivision (1).

21 SECTION 11. The change in law made by this Act applies only
22 to a complaint filed with the Texas Workforce Commission civil
23 rights division on or after the effective date of this Act. A
24 complaint filed before that date is governed by the law as it
25 existed immediately before the effective date of this Act, and that
26 law is continued in effect for that purpose.

27 SECTION 12. This Act takes effect September 1, 2025.