

By: Toth

H.B. No. 2454

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the unauthorized entry, occupancy, sale, rental, lease,
3 advertisement for sale, rental, or lease, or conveyance of real
4 property, including the removal of certain unauthorized occupants
5 of a dwelling; creating criminal offenses; increasing a criminal
6 penalty; authorizing a fee.

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

8 SECTION 1. This Act may be cited as the Texas Home Ownership
9 Protection and Enforcement Act.

10 SECTION 2. Section 28.03(b), Penal Code, is amended to read
11 as follows:

12 (b) Except as provided by Subsections (f) and (h), an
13 offense under this section is:

14 (1) a Class C misdemeanor if:

15 (A) the amount of pecuniary loss is less than
16 \$100; or

17 (B) except as provided in Subdivision (3)(A) or
18 (3)(B), it causes substantial inconvenience to others;

19 (2) a Class B misdemeanor if the amount of pecuniary
20 loss is \$100 or more but less than \$750;

21 (3) a Class A misdemeanor if:

22 (A) the amount of pecuniary loss is \$750 or more
23 but less than \$2,500; or

24 (B) the actor causes in whole or in part

1 impairment or interruption of any public water supply, or causes to
2 be diverted in whole, in part, or in any manner, including
3 installation or removal of any device for any such purpose, any
4 public water supply, regardless of the amount of the pecuniary
5 loss;

6 (4) a state jail felony if the amount of pecuniary loss
7 is:

8 (A) \$2,500 or more but less than \$30,000;

9 (B) except as provided in Subdivision (6)(B),
10 less than \$2,500, if the property damaged or destroyed is a
11 habitation and if the damage or destruction is caused by a firearm
12 or explosive weapon;

13 (C) less than \$2,500, if the property was a fence
14 used for the production or containment of:

15 (i) cattle, bison, horses, sheep, swine,
16 goats, exotic livestock, or exotic poultry; or

17 (ii) game animals as that term is defined by
18 Section 63.001, Parks and Wildlife Code;

19 (D) less than \$30,000 and the actor:

20 (i) causes wholly or partly impairment or
21 interruption of property used for flood control purposes or a dam or
22 of public communications, public transportation, public gas
23 supply, or other public service; or

24 (ii) causes to be diverted wholly, partly,
25 or in any manner, including installation or removal of any device
26 for any such purpose, any public communications or public gas
27 supply; or

1 (E) less than \$30,000, if the property is a motor
2 vehicle that is damaged, destroyed, or tampered with during the
3 removal or attempted removal of a catalytic converter from the
4 motor vehicle;

5 (5) a felony of the third degree if:

6 (A) the amount of the pecuniary loss is \$30,000
7 or more but less than \$150,000;

8 (B) the actor, by discharging a firearm or other
9 weapon or by any other means, causes the death of one or more head of
10 cattle or bison or one or more horses;

11 (C) the actor causes wholly or partly impairment
12 or interruption of access to an automated teller machine,
13 regardless of the amount of the pecuniary loss; or

14 (D) the amount of pecuniary loss is less than
15 \$150,000 and the actor:

16 (i) causes wholly or partly impairment or
17 interruption of property used for public power supply; or

18 (ii) causes to be diverted wholly, partly,
19 or in any manner, including installation or removal of any device
20 for any such purpose, any public power supply;

21 (6) a felony of the second degree if the amount of
22 pecuniary loss is:

23 (A) \$150,000 or more but less than \$300,000; or

24 (B) \$1,000 or more but less than \$300,000, if:

25 (i) the property damaged or destroyed is a
26 habitation; and

27 (ii) it is shown on the trial of the offense

1 that the actor committed the offense in the course of committing an
2 offense under Section 30.05; or

3 (7) a felony of the first degree if the amount of
4 pecuniary loss is \$300,000 or more.

5 SECTION 3. Subchapter D, Chapter 32, Penal Code, is amended
6 by adding Sections 32.56 and 32.57 to read as follows:

7 Sec. 32.56. FALSE, FRAUDULENT, OR FICTITIOUS DOCUMENT
8 CONVEYING REAL PROPERTY INTEREST. (a) A person commits an offense
9 if, with intent to enter or remain on real property, the person
10 knowingly presents to another person a false, fraudulent, or
11 fictitious document purporting to be a lease agreement, deed, or
12 other instrument conveying real property or an interest in real
13 property.

14 (b) An offense under this section is a Class A misdemeanor.

15 (c) If conduct that constitutes an offense under this
16 section also constitutes an offense under any other law, the actor
17 may be prosecuted under this section or the other law, but not both.

18 Sec. 32.57. FRAUDULENT SALE, RENTAL, OR LEASE OF
19 RESIDENTIAL REAL PROPERTY. (a) A person commits an offense if the
20 person knowingly:

21 (1) lists or advertises for sale, rent, or lease
22 residential real property while knowing that the person offering to
23 sell, rent, or lease the property does not have legal title or
24 authority to sell, rent, or lease the property; or

25 (2) sells, rents, or leases to another person
26 residential real property to which the person does not have legal
27 title or authority to sell, rent, or lease.

1 OCCUPANT. (a) A property owner or the owner's agent may request
2 the removal of a person under Section 24B.001 by submitting to the
3 sheriff of the county in which the property is located a complaint
4 in substantially the following form that complies with Subsection
5 (b):

6 COMPLAINT TO REMOVE PERSON OCCUPYING DWELLING

7 WITHOUT OWNER'S CONSENT

8 I, _____ (name of complainant), declare under the penalty of
9 perjury that:

10 (Complete each item as applicable and initial each item.)

11 ___ 1. I am the owner of residential real property
12 located at _____ (property address) or the agent of the owner.

13 ___ 2. A person unlawfully entered and occupies a
14 dwelling on the property without the owner's consent.

15 ___ 3. The property was not open to the public when the
16 person entered the property.

17 ___ 4. The property is not the subject of pending
18 litigation between the owner and the person.

19 ___ 5. The owner or the owner's agent has directed the
20 person to leave the property and the person has not done so.

21 ___ 6. The person is not a current or former tenant of
22 the owner under an oral or written lease and any lease produced by
23 the person is fraudulent.

24 ___ 7. The person is not an owner or co-owner of the
25 property and any title to the property that lists the person as an
26 owner or co-owner is fraudulent.

27 ___ 8. The person is not an immediate family member of

1 the owner.

2 9. I understand that a person removed from the
3 property as a result of this complaint may bring an action against
4 me for any false statement made in the complaint or for wrongfully
5 submitting the complaint.

6 10. I understand that I may be held liable for
7 actual damages, exemplary damages, court costs, and reasonable
8 attorney's fees in an action described by Item 9.

9 11. I am requesting that the sheriff immediately
10 remove each person occupying the dwelling without the owner's
11 consent.

12 12. A copy of my valid government-issued
13 identification is attached and, if I am the owner's agent, a
14 document evidencing my authority to act on the property owner's
15 behalf is attached.

16 I HAVE READ EACH STATEMENT IN THIS COMPLAINT AND CONFIRM EACH
17 STATEMENT IS TRUE AND CORRECT. I UNDERSTAND THAT A STATEMENT MADE
18 IN THIS COMPLAINT IS MADE UNDER PENALTY OF PERJURY, PUNISHABLE
19 UNDER SECTION 37.02, PENAL CODE.

20 _____(signature of complainant)

21 (b) A complaint submitted under this section must be made
22 under oath or made as an unsworn declaration under Section 132.001,
23 Civil Practice and Remedies Code.

24 Sec. 24B.003. VERIFICATION OF COMPLAINT; SERVICE OF NOTICE
25 TO IMMEDIATELY VACATE. (a) A sheriff who receives a complaint
26 under Section 24B.002 shall verify that the complainant is:

27 (1) the record owner of the property that is the

1 subject of the complaint or the owner's agent; and

2 (2) otherwise entitled to the relief sought in the
3 complaint.

4 (b) On verifying the complaint under Subsection (a), the
5 sheriff shall without delay:

6 (1) serve notice to immediately vacate on the person
7 occupying the dwelling without the owner's consent; and

8 (2) put the owner in possession of the dwelling.

9 (c) Service of notice to immediately vacate may be
10 accomplished by:

11 (1) hand delivery to an occupant of the dwelling; or

12 (2) affixing the notice to the front door or entrance
13 of the dwelling.

14 (d) A sheriff serving notice to immediately vacate under
15 this section shall attempt to verify the identity of each person
16 occupying the dwelling and note each identity on the return of
17 service.

18 (e) A sheriff serving notice to immediately vacate under
19 this section may arrest any person found in the dwelling for an
20 outstanding warrant or for trespass or any other offense for which
21 probable cause exists.

22 (f) A sheriff who serves a notice to immediately vacate
23 under this section is entitled to receive from the complainant a fee
24 in an amount equal to the amount the sheriff would receive for
25 executing a writ of possession.

26 (g) After the service of notice to immediately vacate by the
27 sheriff under Subsection (b), the property owner or owner's agent

1 may request that the sheriff remain on the property to keep the
2 peace while the owner or owner's agent:

3 (1) changes any locks; and

4 (2) removes any personal property of an occupant from
5 the dwelling and places the personal property at or near the
6 property line of the owner's property.

7 (h) If a request described by Subsection (g) is made, the
8 sheriff may charge the person making the request a reasonable
9 hourly rate set by the sheriff for remaining on the property.

10 Sec. 24B.004. LIABILITY. (a) A sheriff is not liable to an
11 unauthorized occupant or any other person for loss or destruction
12 of or damage to property resulting from the removal of a person or
13 property under this chapter.

14 (b) Subject to Section 24B.005, a property owner or the
15 owner's agent is not liable to any person for loss or destruction of
16 or damage to personal property resulting from the removal of the
17 personal property from the owner's property under this chapter.

18 Sec. 24B.005. ACTION FOR WRONGFUL REMOVAL. (a) A person
19 who is wrongfully removed, or whose personal property is wrongfully
20 removed, from a dwelling or other real property under this chapter
21 may bring an action under this section to:

22 (1) recover possession of the real property; and

23 (2) recover from the person who requested the wrongful
24 removal:

25 (A) actual damages;

26 (B) exemplary damages equal to three times the
27 fair market rent of the dwelling;

1 (C) court costs; and

2 (D) reasonable attorney's fees.

3 (b) The court shall set an action brought under this section
4 for hearing at the earliest practicable date to expedite the
5 action.

6 Sec. 24B.006. NONEXCLUSIVITY. This chapter does not limit:

7 (1) the rights of a property owner; or

8 (2) the authority of a law enforcement officer to
9 arrest an unauthorized occupant of a dwelling for trespassing,
10 vandalism, theft, or another offense.

11 SECTION 5. Section 28.03, Penal Code, as amended by this
12 Act, applies only to an offense committed on or after the effective
13 date of this Act. An offense committed before the effective date of
14 this Act is governed by the law in effect on the date the offense was
15 committed, and the former law is continued in effect for that
16 purpose. For purposes of this section, an offense was committed
17 before the effective date of this Act if any element of the offense
18 occurred before that date.

19 SECTION 6. This Act takes effect September 1, 2025.