

By: Walle, Collier, Gates

H.B. No. 2578

A BILL TO BE ENTITLED

AN ACT

relating to landlord and tenant dispute information reported by courts and published on a publicly accessible Internet website.

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

SECTION 1. Subchapter C, Chapter 71, Government Code, is amended by adding Section 71.0354 to read as follows:

Sec. 71.0354. LANDLORD AND TENANT DISPUTE INFORMATION: COURTS. (a) As a component of the official monthly report submitted under Section 71.035, a court with original or appellate jurisdiction over landlord and tenant disputes shall report by category each case filed in the court under Chapter 24, Property Code, or Title 8, Property Code, including:

- (1) eviction suits;
- (2) suits involving the disconnection of utilities;
- (3) repair and remedy suits;
- (4) suits involving security deposits;
- (5) suits involving unlawful lockouts;
- (6) suits involving the provision of security and safety devices; and
- (7) any other category of suit involving a landlord or tenant brought under Title 8, Property Code, and designated by the council.

(b) The council may adopt rules as necessary to implement this section.

SECTION 2. Subchapter C, Chapter 72, Government Code, is amended by adding Section 72.0345 to read as follows:

Sec. 72.0345. LANDLORD AND TENANT DISPUTE INFORMATION. (a) The office shall publish on the publicly accessible Internet website the office maintains information on landlord and tenant dispute cases filed in courts in this state and reported as required under Section 71.0354. The information must include for each case:

(1) the court in which the case is filed, including the precinct and county where the court is located;

(2) whether any legal counsel or agent is representing the defendant;

(3) whether any legal counsel or agent is representing the plaintiff; and

(4) the disposition of the case.

(b) The office shall publish the information required by Subsection (a) in a format that is searchable by date and jurisdiction.

SECTION 3. (a) As soon as practicable after the effective date of this Act:

(1) the Texas Judicial Council shall prescribe the categories of landlord and tenant suits a court is required to report under Section 71.0354, Government Code, as added by this Act, and the procedures for reporting under that section; and

(2) the Office of Court Administration of the Texas Judicial System shall publish in a searchable format on the publicly accessible Internet website the office maintains the landlord and tenant dispute information as required by Section

1 72.0345, Government Code, as added by this Act.

2 (b) Notwithstanding Section 71.0354, Government Code, as
3 added by this Act, a court is not required to report landlord and
4 tenant dispute information under that section until after the Texas
5 Judicial Council establishes the categories and procedures for
6 reporting under that section.

7 SECTION 4. This Act takes effect September 1, 2025.