

By: Goodwin

H.B. No. 2748

A BILL TO BE ENTITLED

AN ACT

relating to a pilot program to disburse payments to residential landlords when tenants terminate leases following family violence, certain sex offenses, or stalking.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.0165 to read as follows:

Sec. 92.0165. PILOT PROGRAM TO DISBURSE PAYMENTS TO CERTAIN LANDLORDS. (a) In this section:

(1) "Department" means the Texas Department of Housing and Community Affairs.

(2) "Pilot program" means the pilot program established by this section.

(b) The department by rule shall establish and implement a pilot program to disburse a payment to a landlord in an amount equal to one month's rent under a terminated lease if the tenant terminates the lease and vacates the dwelling before the end of the lease term under Section 92.016 or 92.0161.

(c) The department shall adopt rules to govern the implementation and administration of the pilot program. Rules adopted under this subsection must provide that payments disbursed under the pilot program accomplish the public purpose of ensuring the safety and protection of victims of conduct described by Section 71.004, Family Code, or Sections 92.0161(c) and (c-1) of

this code and that the state receives a return benefit.

(d) The department may contract with a third party for the development of online services necessary to implement the pilot program.

(e) A landlord may apply to participate in the pilot program in accordance with the procedures prescribed by the department.

(f) In addition to money appropriated by the legislature, the department may accept gifts, grants, or donations from any source to administer and finance the pilot program.

(g) Not later than January 1, 2029, the department shall prepare and submit to the legislature a report documenting the outcomes of the pilot program. The report:

(1) must include:

(A) the number of landlords who participated in the pilot program;

(B) the total amount disbursed under the pilot program, disaggregated by individual disbursements; and

(C) the geographic location, including identifiable geographic trends, of eligible landlords that received a disbursement; and

(2) may not contain any personally identifying information of a tenant that terminates a lease and vacates a dwelling before the end of the lease term under Section [92.016](#) or [92.0161](#).

(h) Notwithstanding Section [92.0161\(j\)](#), a landlord may disclose information received under Section [92.0161\(c\)](#), (c-1), or (d) to the department to the extent prescribed by department rule

1 for purposes of the pilot program. Information provided to the  
2 department under this section that identifies or tends to identify  
3 a vacating tenant or crime victim described by Section 92.016 or  
4 92.0161 is confidential and not subject to disclosure under Chapter  
5 552, Government Code.

6 (i) The pilot program concludes and this section expires  
7 September 1, 2029.

8 SECTION 2. Not later than January 1, 2026, the Texas  
9 Department of Housing and Community Affairs shall adopt rules  
10 necessary to administer the pilot program established under Section  
11 92.0165, Property Code, as added by this Act.

12 SECTION 3. This Act takes effect September 1, 2025.