

By: Simmons

H.B. No. 2901

A BILL TO BE ENTITLED

AN ACT

relating to the maximum amount of a security deposit for a residential lease.

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

SECTION 1. Section 92.102, Property Code, is amended to read as follows:

Sec. 92.102. SECURITY DEPOSIT. (a) A security deposit is any advance of money, other than a rental application deposit or an advance payment of rent, that is intended primarily to secure performance under a lease of a dwelling that has been entered into by a landlord and a tenant.

(b) A security deposit may not exceed the amount of one month's rent for the dwelling.

SECTION 2. Section 92.102, Property Code, as amended by this Act, applies only to a lease entered into or renewed on or after the effective date of this Act. A lease entered into or renewed before the effective date of this Act is governed by the law as it existed immediately before the effective date of this Act, and that law is continued in effect for that purpose.

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