

By: Simmons

H.B. No. 2903

A BILL TO BE ENTITLED

AN ACT

1
2 relating to a landlord's duty to acknowledge receipt of a notice to
3 repair or remedy a condition that materially affects the physical
4 health or safety of a tenant.

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

6 SECTION 1. Section [92.056](#), Property Code, is amended by
7 adding Subsections (c-1), (c-2), and (c-3) to read as follows:

8 (c-1) A landlord who receives a tenant's notice to repair or
9 remedy a condition under Subsection (b) shall acknowledge receipt
10 of the notice in writing to the tenant at the tenant's mailing
11 address not later than the second business day after the date the
12 landlord receives the notice. The acknowledgement must include a
13 statement of the tenant's rights and remedies under this section.

14 (c-2) If the tenant's notice to repair or remedy a condition
15 concerns a condition affecting a common area that is available for
16 use by more than one tenant, the landlord must acknowledge receipt
17 of the notice in writing to each tenant with access to the area at
18 the tenant's mailing address not later than the second business day
19 after the date the landlord receives the notice. The
20 acknowledgement must include a statement of the tenant's rights and
21 remedies under this section.

22 (c-3) A tenant affected by a landlord's violation of
23 Subsection (c-1) or (c-2) may obtain judicial remedies under
24 Section [92.0563](#).

1 SECTION 2. This Act takes effect September 1, 2025.