

By: Simmons

H.B. No. 2904

A BILL TO BE ENTITLED

AN ACT

relating to restrictions on, and required disclosures relating to,  
rent increases for residential and manufactured home tenancies.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.027 to read as follows:

Sec. 92.027. MAXIMUM RENT INCREASE; LANDLORD DISCLOSURE TO TENANT. (a) In this section, "affordable housing" means housing that is affordable to a household earning 70 percent or less of the area median family income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.

(b) Except as otherwise provided by this section, a landlord may not increase the rent for a dwelling from one lease term to a subsequent lease term by more than:

(1) five percent, for a lease for affordable housing;

or

(2) 10 percent, for a lease for other housing, unless the dwelling or the premises to which the tenant has access under the lease undergoes major renovation in the 12 months immediately preceding the subsequent lease term.

(c) A landlord who increases rent in violation of Subsection (b) is liable to the tenant for each violation in an amount equal to three times the amount of rent charged above the authorized

1 increase, plus the tenant's actual damages.

2 (d) Each rental period a violation of Subsection (b)  
3 continues is considered a separate violation.

4 (e) A landlord who increases rent for a dwelling by the  
5 maximum amount authorized under Subsection (b) shall provide to the  
6 tenant a written, general description of the economic conditions,  
7 major renovations, or other circumstances that necessitate the rent  
8 increase.

9 SECTION 2. Subchapter A, Chapter 94, Property Code, is  
10 amended by adding Section 94.013 to read as follows:

11 Sec. 94.013. MAXIMUM RENT INCREASE; LANDLORD DISCLOSURE TO  
12 TENANT. (a) In this section, "affordable housing" means housing  
13 that is affordable to households earning 70 percent or less of the  
14 area median family income, adjusted for household size, as  
15 determined annually by the United States Department of Housing and  
16 Urban Development.

17 (b) Except as otherwise provided by this section, a landlord  
18 may not increase the rent for a manufactured home lot from one lease  
19 term to a subsequent lease term by more than:

20 (1) five percent, for a lease for affordable housing;  
21 or

22 (2) 10 percent, for a lease for other housing, unless  
23 the manufactured home lot or the premises to which the tenant has  
24 access under the lease undergoes major renovation in the 12 months  
25 immediately preceding the subsequent lease term.

26 (c) A landlord who increases rent in violation of Subsection  
27 (b) is liable to the tenant for each violation in an amount equal to

1 three times the amount of rent charged above the authorized  
2 increase, plus the tenant's actual damages.

3 (d) Each rental period a violation of Subsection (b)  
4 continues is considered a separate violation.

5 (e) A landlord who increases rent for a manufactured home  
6 lot by the maximum amount authorized under Subsection (b) shall  
7 provide to the tenant a written, general description of the  
8 economic conditions, major renovations, or other circumstances  
9 that necessitate the rent increase.

10 SECTION 3. The changes in law made by this Act apply only to  
11 a lease entered into or renewed on or after the effective date of  
12 this Act. A lease entered into or renewed before the effective date  
13 of this Act is governed by the law in effect immediately before the  
14 effective date of this Act, and that law is continued in effect for  
15 that purpose.

16 SECTION 4. This Act takes effect January 1, 2026.