

A BILL TO BE ENTITLED

AN ACT

relating to the disclosure of fees by certain landlords in residential rental application transactions.

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

SECTION 1. Subchapter I, Chapter 92, Property Code, is amended by adding Section 92.356 to read as follows:

Sec. 92.356. DISCLOSURE OF FEES BY CERTAIN LANDLORDS. (a) This section applies only to a landlord who leases five or more dwellings.

(b) At the time an applicant is provided with a rental application, the landlord shall provide to the applicant a list of all fees, including the dollar amount of each fee, that the landlord intends to charge the applicant. The fees include:

(1) all fees associated with applying for, reserving, and beginning the lease term at a dwelling, including:

(A) application fees;

(B) application deposits;

(C) processing fees;

(D) utility connection fees;

(E) hold fees; and

(F) administrative fees;

(2) all fixed, recurring fees that the landlord intends to charge the tenant under a written lease, including:

(A) pest control fees;

1 (B) facilities fees;

2 (C) trash collection fees; and

3 (D) insurance fees; and

4 (3) any fees for optional services or amenities that
5 the applicant may opt into or is opted into automatically,
6 including:

7 (A) cable and technology package fees;

8 (B) waiver deposit fees;

9 (C) pet fees;

10 (D) parking fees; and

11 (E) payment type fees.

12 (c) An applicant is not obligated to pay a fee described by
13 Subsection (b) that is not disclosed as required by that
14 subsection.

15 (d) A landlord who violates this section is liable to the
16 applicant for an amount equal to the amount of a fee that was
17 charged and collected but not disclosed in accordance with this
18 section.

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