

AN ACT

relating to venue in certain actions involving private transfer fees for real property.

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

SECTION 1. Subchapter G, Chapter 5, Property Code, is amended by adding Section 5.208 to read as follows:

Sec. 5.208. VENUE. Notwithstanding any other law, an action brought under this subchapter, other than an action brought by the attorney general, must be brought in the county in which the real property is located.

SECTION 2. Section 5.208, Property Code, as added by this Act, applies only to an action filed on or after the effective date of this Act. An action filed 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.

H.B. No. 4170

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President of the Senate

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Speaker of the House

I certify that H.B. No. 4170 was passed by the House on May 10, 2025, by the following vote: Yeas 131, Nays 0, 2 present, not voting.

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Chief Clerk of the House

I certify that H.B. No. 4170 was passed by the Senate on May 28, 2025, by the following vote: Yeas 31, Nays 0.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor