

By: Harless

H.B. No. 4204

A BILL TO BE ENTITLED

AN ACT

relating to prohibiting the use of unfair service agreements;  
creating an offense.

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

SECTION 1. Chapter 17, Business & Commerce Code, is amended  
by adding Subchapter M to read as follows:

SUBCHAPTER M. UNFAIR SERVICE AGREEMENTS

Sec. 17.971. DEFINITIONS. In this subchapter:

(1) "Residential real estate" means real property  
located in this state used primarily for personal, family, or  
household purposes and improved by one to four dwelling units.

(2) "Service agreement" means a contract under which a  
person agrees to provide services in connection with:

(A) the maintenance of residential real estate;  
or

(B) the purchase or sale of residential real  
estate.

(3) "Service provider" means an individual or entity  
that provides services to a person.

Sec. 17.972. CHARACTERISTICS OF UNFAIR SERVICE AGREEMENTS.

(a) A service agreement is unfair under this subchapter if any part  
of the service subject to the agreement is not to be performed on or  
before the first anniversary of the date the agreement is entered  
into and:

1           (1) purports to run with the land or bind current  
2 owners or successors in title to specified real property located in  
3 this state;

4           (2) allows for assignment of the right to provide  
5 service without notice to and consent of the owner of residential  
6 real estate; or

7           (3) purports to create a lien, encumbrance, or other  
8 real property security interest.

9           (b) This section does not apply to:

10           (1) a home warranty or similar guarantee that is  
11 designed to guarantee or warrant the repair or service of an  
12 appliance, system, or component of a residential property for a  
13 fixed period;

14           (2) an insurance contract;

15           (3) an option or right of refusal to purchase the  
16 residential real estate;

17           (4) a declaration created in the formation of a common  
18 interest community or an amendment to the declaration;

19           (5) a maintenance or repair agreement entered into by  
20 a homeowners' association in a common interest community;

21           (6) a mortgage loan or a commitment to make or receive  
22 a mortgage loan;

23           (7) a security agreement under Title 1 relating to the  
24 sale or lease of personal property or fixtures; or

25           (8) water, sewer, electrical, telephone, cable, or  
26 other regulated utility service providers.

27           (c) This section does not impair the rights granted by

1 Section 53.123, Property Code.

2 (d) A service agreement that is unfair is void and  
3 unenforceable.

4 (e) A person that enters into an unfair service agreement  
5 with a consumer commits a false, misleading, or deceptive act or  
6 practice actionable under Subchapter E.

7 Sec. 17.973. RECORDING PROHIBITED. (a) A person may not  
8 file for recording or cause to be filed for recording an unfair  
9 service agreement or notice or memorandum thereof.

10 (b) A person commits an offense if the person files for  
11 recording or causes to be filed for recording an unfair service  
12 agreement or notice or memorandum of an unfair service agreement.

13 (c) An offense under this section is a Class A misdemeanor.

14 (d) Notwithstanding any other law, a county clerk may refuse  
15 to record an unfair service agreement.

16 (e) If an unfair service agreement is recorded, it does not  
17 provide actual or constructive notice against an otherwise bona  
18 fide purchaser or creditor.

19 Sec. 17.974. APPLICATION FOR ISSUANCE OF COURT ORDER. If an  
20 unfair service agreement or a notice or memorandum thereof is  
21 recorded, any person with an interest in the real property that is  
22 the subject of that agreement may file an application with the  
23 district court in the county in which the agreement is recorded for  
24 the issuance of an order declaring that the agreement is void and  
25 unenforceable.

26 Sec. 17.975. DAMAGES. If an unfair service agreement or a  
27 notice or memorandum thereof is recorded, any person with an

1 interest in the real property that is the subject of that agreement  
2 is entitled to recover from the service provider who recorded the  
3 agreement:

4           (1) actual damages; and  
5           (2) reasonable attorney's fees and other litigation  
6 costs reasonably incurred.

7           SECTION 2. Subchapter M, Chapter 17, Business & Commerce  
8 Code, as added by this Act, applies only to a contract entered into  
9 on or after the effective date of this Act.

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