

By: Cook

S.B. No. 759

A BILL TO BE ENTITLED

AN ACT

relating to the disclosure of certain fees by a landlord.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.0115 to read as follows:

Sec. 92.0115. DISCLOSURE OF CERTAIN FEES. (a) A fixed, recurring fee other than rent for a dwelling that a landlord intends to charge a tenant under a written lease must be disclosed by the landlord to the tenant before a lease for the dwelling is signed by the tenant. Disclosure of the amount of a fee in a written lease or an amendment to a written lease satisfies the requirement of this subsection.

(b) A tenant is not obligated to pay a fee described by Subsection (a) that is not disclosed as required by that subsection.

(c) Nothing in this section may be construed to limit the ability of a landlord and tenant to enter into an agreement during a lease term under which the landlord charges a recurring fee to the tenant for goods or services.

SECTION 2. Section 92.0115, Property Code, as added by this Act, applies only to a fee under a lease entered into or renewed on or after the effective date of this Act.

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