

By: Johnson

S.B. No. 929

A BILL TO BE ENTITLED

AN ACT

relating to deadlines and time of inception for mechanic's and materialman's liens.

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

SECTION 1. Section 53.003(e), Property Code, is amended to read as follows:

(e) In determining the deadline or computing the period of days in which to provide a notice or to take any action required under this chapter, if the deadline or the last day of the period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day that is not a Saturday, Sunday, or legal holiday.

SECTION 2. Section 53.124(e), Property Code, is amended to read as follows:

(e) The time of inception of a lien that is created under Section 53.021(3), (4), or (5) [~~53.021(c), (d), or (e)~~] is the date of recording of an affidavit of lien under Section 53.052. The priority of a lien claimed by a person entitled to a lien under Section 53.021(3), (4), or (5) [~~53.021(c), (d), or (e)~~] with respect to other mechanic's liens is determined by the date of recording. A lien created under Section 53.021(3), (4), or (5) [~~53.021(c), (d), or (e)~~] is not valid or enforceable against a grantee or purchaser who acquires an interest in the real property before the time of inception of the lien.

1 SECTION 3. This Act takes effect immediately if it receives
2 a vote of two-thirds of all the members elected to each house, as
3 provided by Section 39, Article III, Texas Constitution. If this
4 Act does not receive the vote necessary for immediate effect, this
5 Act takes effect September 1, 2025.