

By: Parker

S.B. No. 1283

A BILL TO BE ENTITLED

AN ACT

relating to resident safety from criminal activity in senior retirement communities.

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

SECTION 1. Subtitle B, Title 9, Health and Safety Code, is amended by adding Chapter 786 to read as follows:

CHAPTER 786. SENIOR RETIREMENT COMMUNITIES

Sec. 786.001. DEFINITIONS. In this chapter:

(1) "Common amenity" means an amenity or service offered or provided to residents of a multiunit residential property, including:

(A) concierge services;

(B) a library;

(C) common dining services;

(D) housekeeping services; and

(E) full-time security.

(2) "Resident" means an individual who resides in a senior retirement community as a unit owner or tenant.

(3) "Senior retirement community" means a residential community or a portion of a residential community:

(A) described by Section 301.043, Property Code;

(B) that contains not fewer than 20 residential units in one or more multiunit buildings that are available to rent or lease; and

1           (C) that provides common amenities.

2           (4) "Senior retirement community contract" means a  
3 contract with a resident of a senior retirement community for  
4 providing a common amenity to the resident.

5           (5) "Unit" means a physical portion of a residential  
6 property designated for separate ownership or occupancy.

7           Sec. 786.002. EXEMPTIONS. This chapter does not apply to:

8           (1) a health care institution as defined by Section  
9 74.001, Civil Practice and Remedies Code;

10           (2) a boarding home facility as defined by Section  
11 260.001 that holds a permit issued under Chapter 260;

12           (3) a supportive housing facility for elderly  
13 individuals operated under Section 202, the National Housing Act  
14 (12 U.S.C. Section 1701q);

15           (4) a center for independent living as defined by  
16 Section 702 of the federal Rehabilitation Act of 1973 (29 U.S.C.  
17 Section 796a); or

18           (5) any other facility that is regulated by the Health  
19 and Human Services Commission or in accordance with rules adopted  
20 by the Centers for Medicare and Medicaid Services.

21           Sec. 786.003. REQUIREMENTS RELATING TO RESIDENT SAFETY FROM  
22 CRIMINAL ACTIVITY. (a) A senior retirement community shall:

23           (1) conduct for each retirement community employee a  
24 criminal history record check using the computerized criminal  
25 history system maintained by the Department of Public Safety of the  
26 State of Texas;

27           (2) disclose in the senior retirement community

1 contract whether the retirement community requires each business  
2 that will provide services at the retirement community to conduct a  
3 criminal history record check of each of the business's employees  
4 who will provide services at the retirement community; and

5 (3) maintain a resident safety and communications  
6 policy regarding criminal activity that poses a risk to residents,  
7 which must require the retirement community to send to each  
8 resident and post in a conspicuous manner at a location on the  
9 retirement community premises where the retirement community posts  
10 other community notices a written notice containing information on:

11 (A) known reports of potential criminal activity  
12 made to law enforcement from or at the retirement community not  
13 later than two business days after the date the report is made or  
14 activity occurs; and

15 (B) known instances of trespassing at the  
16 retirement community not later than two business days after the  
17 trespassing is reported or occurs.

18 (b) For purposes of providing notice under the policy  
19 adopted by a senior retirement community under Subsection (a)(3)  
20 relating to a reportable incident described by that subdivision,  
21 the retirement community:

22 (1) may provide for the removal of the personal  
23 identifying information of an individual who is involved in the  
24 reportable incident to prevent the individual's identification;  
25 and

26 (2) may not refuse to provide the notice based solely  
27 on concerns related to the disclosure of the individual's personal

1 identifying information.

2 (c) A senior retirement community may not be held civilly or  
3 criminally liable for the retirement community's compliance with  
4 Subsection (a)(1) or (3).

5 (d) A senior retirement community may not:

6 (1) prevent or inhibit a resident from or penalize a  
7 resident for communicating with a law enforcement officer, social  
8 worker, family member, or other interested person regarding the  
9 safety and security of the retirement community; or

10 (2) prevent a law enforcement officer or court officer  
11 from entering a common area of the retirement community to conduct a  
12 voluntary interview with a resident as part of an investigation  
13 into criminal activity at the retirement community.

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