

By: Zaffirini

S. B. No. 1618

A BILL TO BE ENTITLED

1 AN ACT

2 relating to certain contracts for the purchase of residential real
3 property located in a colonia.

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

5 SECTION 1. Subchapter D, Chapter 5, Property Code, is
6 amended by adding Section 5.088 to read as follows:

7 Sec. 5.088. SPANISH TRANSLATION REQUIRED FOR CERTAIN
8 RESIDENTIAL REAL PROPERTY TRANSACTIONS. (a) In this section,
9 "colonia" means a geographic area that:

17 (b) A copy of an executory contract for conveyance of
18 residential real property located in a colonia written in Spanish
19 must be provided if the purchaser or potential purchaser requests
20 that the contract be provided in Spanish.

21 (c) The copy of the executory contract described by
22 Subsection (b) must be written by a translator certified in
23 Spanish.

24 (d) Notwithstanding Subsection (b), the executed contract

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1 and any other binding and controlling document between the seller
2 and purchaser must be written in English.

3 (e) Nothing in this section may be construed to affect an
4 executory contract for the conveyance of residential real property
5 not located in a colonia.

6 SECTION 2. The changes in law made by this Act apply only to
7 a contract entered into on or after the effective date of this Act.
8 A contract entered into before the effective date of this Act is
9 governed by the law in effect immediately before the effective date
10 of this Act, and that law is continued in effect for that purpose.

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