

By: Johnson

S.B. No. 2302

A BILL TO BE ENTITLED

AN ACT

relating to certain fees charged to tenants of residential properties.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.027 to read as follows:

Sec. 92.027. CERTAIN FEES AND CHARGES PROHIBITED. (a) A landlord or a person the landlord authorizes to enter into a lease on the landlord's behalf may not require a tenant to pay in addition to monthly rent:

(1) a recurring fee or charge for a non-optional service, including but not limited to:

(A) valet trash collection;

(B) common water-heating systems, or other shared services, amenities, or utilities and improvements to them;

(C) rental premises upgrades to enable use of smart devices; or

(D) Internet or cable service from a service provider the landlord prescribes; or

(2) a billing fee.

(b) A landlord may offer tenants an optional fee-based service, including a service described in Subsection (a).

SECTION 2. The changes in law made by this Act apply only to a lease entered into or renewed on or after the effective date of

1 this Act.

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