By: Hinojosa of Hidalgo S.B. No. 434

A BILL TO BE ENTITLED

AN ACT

relating to requiring a landlord to provide a method for residential tenants to make rent payments without a fee for processing the payment.

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

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.0111 to read as follows:

Sec. 92.0111. FEE-FREE PAYMENT OF RENT. (a) A landlord that accepts payment of rent using an online platform that charges a tenant a fee for processing the payment shall provide an alternative method of rental payment that does not require the tenant to pay a fee for processing the payment.

(b) A landlord's duty to provide a fee-free method of payment under this section may not be waived.

SECTION 2. Section 92.0111, Property Code, as added by this Act, applies only to a lease entered into on or after the effective date of this Act.

SECTION 3. This Act takes effect September 1, 2027.