

1-1 By: Anderson of Dallas (Senate Sponsor - Eltife) H.B. No. 2404
 1-2 (In the Senate - Received from the House May 18, 2015;
 1-3 May 18, 2015, read first time and referred to Committee on Business
 1-4 and Commerce; May 22, 2015, reported adversely, with favorable
 1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;
 1-6 May 22, 2015, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12			X	
1-13			X	
1-14	X			
1-15			X	
1-16	X			
1-17	X			

1-18 COMMITTEE SUBSTITUTE FOR H.B. No. 2404 By: Eltife

1-19 A BILL TO BE ENTITLED
 1-20 AN ACT

1-21 relating to certain security devices for residential tenancies.
 1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
 1-23 SECTION 1. Section 92.156, Property Code, is amended by
 1-24 amending Subsection (a) and adding Subsection (e) to read as
 1-25 follows:
 1-26 (a) Except as otherwise provided by Subsection (e), a [A]
 1-27 security device operated by a key, card, or combination shall be
 1-28 rekeyed by the landlord at the landlord's expense not later than the
 1-29 seventh day after each tenant turnover date.
 1-30 (e) If a tenant vacates the premises in breach of a written
 1-31 lease, the landlord may deduct from the tenant's security deposit
 1-32 the reasonable cost incurred by the landlord to rekey a security
 1-33 device as required by this section only if the lease includes a
 1-34 provision that is underlined or printed in boldface type
 1-35 authorizing the deduction.
 1-36 SECTION 2. Section 92.157(a), Property Code, is amended to
 1-37 read as follows:
 1-38 (a) At a tenant's request made at any time, a landlord, at
 1-39 the tenant's expense, shall install:
 1-40 (1) a keyed dead bolt on an exterior door if the door
 1-41 has:
 1-42 (A) a doorknob lock but not a keyed dead bolt; or
 1-43 (B) a keyless bolting device but not a keyed dead
 1-44 bolt or doorknob lock; and
 1-45 (2) a sliding door handle latch [~~pin lock~~] or sliding
 1-46 door security bar if the door is an exterior sliding glass door
 1-47 without a sliding door handle latch [~~pin lock~~] or sliding door
 1-48 security bar.
 1-49 SECTION 3. Section 92.1641, Property Code, is amended to
 1-50 read as follows:
 1-51 Sec. 92.1641. LANDLORD'S DEFENSES RELATING TO INSTALLING OR
 1-52 REKEYING CERTAIN SECURITY DEVICES. The landlord has a defense to
 1-53 liability under Section 92.164 if:
 1-54 (1) the tenant has not fully paid all rent then due
 1-55 from the tenant on the date the tenant gives a request under
 1-56 [~~Subsection (a) of~~] Section 92.157(c) [~~92.157~~] or the notice
 1-57 required by Section 92.164; or
 1-58 (2) on the date the tenant terminates the lease or
 1-59 files suit the tenant has not fully paid costs requested by the
 1-60 landlord and authorized by Section 92.162.

2-1 SECTION 4. The changes in law made by this Act apply only to
2-2 a lease entered into or renewed on or after the effective date of
2-3 this Act. A lease entered into or renewed before the effective date
2-4 of this Act is governed by the law as it existed immediately before
2-5 the effective date of this Act, and that law is continued in effect
2-6 for that purpose.

2-7 SECTION 5. This Act takes effect September 1, 2015.

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