

1-1 By: Canales, et al. (Senate Sponsor - Lucio) H.B. No. 1099  
 1-2 (In the Senate - Received from the House April 24, 2017;  
 1-3 May 3, 2017, read first time and referred to Committee on Business  
 1-4 & Commerce; May 17, 2017, reported favorably by the following vote:  
 1-5 Yeas 8, Nays 0; May 17, 2017, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
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 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to a residential tenant's right to summon police or other  
 1-20 emergency assistance.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Sections 92.015(a) and (b), Property Code, are  
 1-23 amended to read as follows:

1-24 (a) A landlord may not:

1-25 (1) prohibit or limit a residential tenant's right to  
 1-26 summon police or other emergency assistance based on the tenant's  
 1-27 reasonable belief that an individual is in need of intervention or  
 1-28 emergency assistance [in response to family violence]; or

1-29 (2) impose monetary or other penalties on a tenant who  
 1-30 summons police or emergency assistance if the assistance was  
 1-31 requested or dispatched based on the tenant's reasonable belief  
 1-32 that an individual was in need of intervention or emergency  
 1-33 assistance [in response to family violence].

1-34 (b) A provision in a lease is void if the provision purports  
 1-35 to:

1-36 (1) waive a tenant's right to summon police or other  
 1-37 emergency assistance based on the tenant's reasonable belief that  
 1-38 an individual is in need of intervention or emergency assistance  
 1-39 [in response to family violence]; or

1-40 (2) exempt any party from a liability or a duty under  
 1-41 this section.

1-42 SECTION 2. Section 92.015(e), Property Code, is repealed.

1-43 SECTION 3. Section 92.015, Property Code, as amended by  
 1-44 this Act, applies only to a lease entered into or renewed on or  
 1-45 after the effective date of this Act. A lease entered into or  
 1-46 renewed before the effective date of this Act is governed by the law  
 1-47 as it existed immediately before the effective date of this Act, and  
 1-48 that law is continued in effect for that purpose.

1-49 SECTION 4. This Act takes effect September 1, 2017.

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