

1-1 By: Walle (Senate Sponsor - Huffman) H.B. No. 3625  
 1-2 (In the Senate - Received from the House May 5, 2023;  
 1-3 May 10, 2023, read first time and referred to Committee on Business  
 1-4 & Commerce; May 21, 2023, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 9, Nays 0;  
 1-6 May 21, 2023, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
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	X			
1-19	X			

1-20 COMMITTEE SUBSTITUTE FOR H.B. No. 3625 By: Creighton

1-21 A BILL TO BE ENTITLED  
 1-22 AN ACT

1-23 relating to notice requirements for a leased dwelling located in a  
 1-24 floodplain.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-26 SECTION 1. Section 92.0135, Property Code, is amended by  
 1-27 adding Subsection (a-1) and amending Subsection (e) to read as  
 1-28 follows:

1-29 (a-1) Notices under Subsections (b) and (d) are not required  
 1-30 for a tenant under:

1-31 (1) a lease with a term of less than 30 days; or

1-32 (2) a temporary residential tenancy created by a  
 1-33 contract for sale in which the buyer occupies the property before  
 1-34 closing or the seller occupies the property after closing for a  
 1-35 specific term not greater than 90 days.

1-36 (e) The notices required by Subsections (b) and (d) must be  
 1-37 included in a paragraph of the lease, as an addendum to the lease,  
 1-38 or in a separate written document given to the tenant at or before  
 1-39 execution of the lease. The landlord and tenant must sign the  
 1-40 document containing a required notice to evidence the provision and  
 1-41 receipt of the notice.

1-42 SECTION 2. Section 92.0135(a-1), Property Code, as added by  
 1-43 this Act, and Section 92.0135(e), Property Code, as amended by this  
 1-44 Act, apply only to a lease agreement entered into or renewed on or  
 1-45 after the effective date of this Act. A lease agreement entered  
 1-46 into or renewed before the effective date of this Act is governed by  
 1-47 the law as it existed immediately before the effective date of this  
 1-48 Act, and that law is continued in effect for that purpose.

1-49 SECTION 3. This Act takes effect September 1, 2023.

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