

1-1 By: Hayes (Senate Sponsor - Hughes) H.B. No. 4170
1-2 (In the Senate - Received from the House May 12, 2025;
1-3 May 12, 2025, read first time and referred to Committee on
1-4 Jurisprudence; May 25, 2025, reported favorably by the following
1-5 vote: Yeas 5, Nays 0; May 25, 2025, 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 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to venue in certain actions involving private transfer
1-16 fees for real property.

1-17 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-18 SECTION 1. Subchapter G, Chapter 5, Property Code, is
1-19 amended by adding Section 5.208 to read as follows:

1-20 Sec. 5.208. VENUE. Notwithstanding any other law, an
1-21 action brought under this subchapter, other than an action brought
1-22 by the attorney general, must be brought in the county in which the
1-23 real property is located.

1-24 SECTION 2. Section 5.208, Property Code, as added by this
1-25 Act, applies only to an action filed on or after the effective date
1-26 of this Act. An action filed before the effective date of this Act
1-27 is governed by the law as it existed immediately before the
1-28 effective date of this Act, and that law is continued in effect for
1-29 that purpose.

1-30 SECTION 3. This Act takes effect September 1, 2025.

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