

1-1 By: Johnson S.B. No. 929
1-2 (In the Senate - Filed January 24, 2025; February 13, 2025,
1-3 read first time and referred to Committee on Business & Commerce;
1-4 March 5, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 11, Nays 0; March 5, 2025,
1-6 sent to printer.)

1-7 COMMITTEE VOTE

1-8		Yea	Nay	Absent	PNV
1-9	Schwertner	X			
1-10	King	X			
1-11	Blanco	X			
1-12	Campbell	X			
1-13	Creighton	X			
1-14	Johnson	X			
1-15	Kolkhorst	X			
1-16	Menéndez	X			
1-17	Middleton	X			
1-18	Nichols	X			
1-19	Zaffirini	X			

1-20 COMMITTEE SUBSTITUTE FOR S.B. No. 929 By: King

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

1-23 relating to certain deadlines and other timing factors affecting
1-24 mechanic's, contractor's, or materialman's liens.

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

1-26 SECTION 1. Section 53.003(e), Property Code, is amended to
1-27 read as follows:

1-28 (e) In determining the deadline or computing the period of
1-29 days in which to provide a notice or to take any action required
1-30 under this chapter, if the deadline or the last day of the period is
1-31 a Saturday, Sunday, or legal holiday, the period is extended to
1-32 include the next day that is not a Saturday, Sunday, or legal
1-33 holiday.

1-34 SECTION 2. Section 53.124(e), Property Code, is amended to
1-35 read as follows:

1-36 (e) The time of inception of a lien that is created under
1-37 Section 53.021(3), (4), or (5) [~~53.021(c), (d), or (e)~~] is the date
1-38 of recording of an affidavit of lien under Section 53.052. The
1-39 priority of a lien claimed by a person entitled to a lien under
1-40 Section 53.021(3), (4), or (5) [~~53.021(c), (d), or (e)~~] with
1-41 respect to other mechanic's liens is determined by the date of
1-42 recording. A lien created under Section 53.021(3), (4), or (5)
1-43 [~~53.021(c), (d), or (e)~~] is not valid or enforceable against a
1-44 grantee or purchaser who acquires an interest in the real property
1-45 before the time of inception of the lien.

1-46 SECTION 3. This Act takes effect immediately if it receives
1-47 a vote of two-thirds of all the members elected to each house, as
1-48 provided by Section 39, Article III, Texas Constitution. If this
1-49 Act does not receive the vote necessary for immediate effect, this
1-50 Act takes effect September 1, 2025.

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