

1-1 By: Bettencourt S.B. No. 1975
1-2 (In the Senate - Filed March 6, 2025; March 17, 2025, read
1-3 first time and referred to Committee on Jurisprudence;
1-4 April 10, 2025, reported favorably by the following vote: Yeas 5,
1-5 Nays 0; April 10, 2025, sent to printer.)

1-6 COMMITTEE VOTE

1-7		Yea	Nay	Absent	PNV
1-8	Hughes	X			
1-9	Johnson	X			
1-10	Creighton	X			
1-11	Hinojosa of Hidalgo	X			
1-12	Middleton	X			

1-13 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to venue in certain actions involving a contract for an
1-16 improvement to real property.

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

1-18 SECTION 1. Subchapter B, Chapter 15, Civil Practice and
1-19 Remedies Code, is amended by adding Section 15.021 to read as
1-20 follows:

1-21 Sec. 15.021. CONTRACTS FOR IMPROVEMENTS TO REAL PROPERTY.

1-22 (a) A venue provision in a contract for an improvement to real
1-23 property located in this state that requires an action involving a
1-24 contractor, subcontractor, or materialman who is a resident of this
1-25 state to be brought outside this state is void as a matter of public
1-26 policy.

1-27 (b) To the extent that a venue provision in a contract is
1-28 void under this section, unless the parties stipulate to another
1-29 venue after the dispute arises, an action arising out of the
1-30 contract shall be brought only in this state in the county in which:

1-31 (1) the defendant resides;
1-32 (2) the cause of action accrued; or
1-33 (3) the property that is the subject of the litigation
1-34 is located.

1-35 SECTION 2. The change in law made by this Act applies only
1-36 to a contract entered into on or after the effective date of this
1-37 Act.

1-38 SECTION 3. This Act takes effect September 1, 2025.

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