

1-1 By: Alvarado S.B. No. 2349
1-2 (In the Senate - Filed March 12, 2025; March 25, 2025, read
1-3 first time and referred to Committee on Business & Commerce;
1-4 April 16, 2025, reported favorably by the following vote: Yeas 11,
1-5 Nays 0; April 16, 2025, sent to printer.)

1-6 COMMITTEE VOTE

1-7	Yea	Nay	Absent	PNV
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	X			
1-18	X			

1-19 A BILL TO BE ENTITLED
1-20 AN ACT

1-21 relating to notice requirements for a leased dwelling located in a
1-22 floodplain.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Section 92.0135, Property Code, is amended by
1-25 adding Subsection (a-1) and amending Subsection (e) to read as
1-26 follows:

1-27 (a-1) Notices under Subsections (b) and (d) are not required
1-28 for a tenant under:

1-29 (1) a lease with a term of less than 30 days; or

1-30 (2) a temporary residential tenancy created by a
1-31 contract for sale in which the buyer occupies the property before
1-32 closing or the seller occupies the property after closing for a
1-33 specific term not greater than 90 days.

1-34 (e) The notices required by Subsections (b) and (d) must be
1-35 included in a paragraph of the lease, as an addendum to the lease,
1-36 or in a separate written document given to the tenant at or before
1-37 execution of the lease. The landlord and tenant must sign the
1-38 document containing a required notice to evidence the provision and
1-39 receipt of the notice.

1-40 SECTION 2. Section 92.0135(a-1), Property Code, as added by
1-41 this Act, and Section 92.0135(e), Property Code, as amended by this
1-42 Act, apply only to a lease agreement entered into or renewed on or
1-43 after the effective date of this Act. A lease agreement entered
1-44 into or renewed before the effective date of this Act is governed by
1-45 the law as it existed immediately before the effective date of this
1-46 Act, and that law is continued in effect for that purpose.

1-47 SECTION 3. This Act takes effect September 1, 2025.

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