

Chapter 337

H.B. No. 1099

1 AN ACT

2 relating to a residential tenant's right to summon police or other  
3 emergency assistance.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Sections 92.015(a) and (b), Property Code, are  
6 amended to read as follows:

7 (a) A landlord may not:

8 (1) prohibit or limit a residential tenant's right to  
9 summon police or other emergency assistance based on the tenant's  
10 reasonable belief that an individual is in need of intervention or  
11 emergency assistance [~~in response to family violence~~]; or

12 (2) impose monetary or other penalties on a tenant who  
13 summons police or emergency assistance if the assistance was  
14 requested or dispatched based on the tenant's reasonable belief  
15 that an individual was in need of intervention or emergency  
16 assistance [~~in response to family violence~~].

17 (b) A provision in a lease is void if the provision purports  
18 to:

19 (1) waive a tenant's right to summon police or other  
20 emergency assistance based on the tenant's reasonable belief that  
21 an individual is in need of intervention or emergency assistance  
22 [~~in response to family violence~~]; or

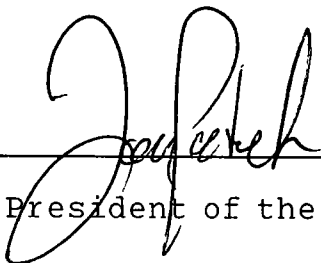
23 (2) exempt any party from a liability or a duty under  
24 this section.

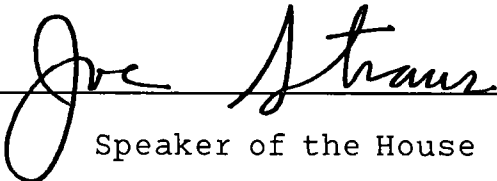
1           SECTION 2. Section 92.015(e), Property Code, is repealed.

2           SECTION 3. Section 92.015, Property Code, as amended by  
3 this Act, applies only to a lease entered into or renewed on or  
4 after the effective date of this Act. A lease entered into or  
5 renewed before the effective date of this Act is governed by the law  
6 as it existed immediately before the effective date of this Act, and  
7 that law is continued in effect for that purpose.

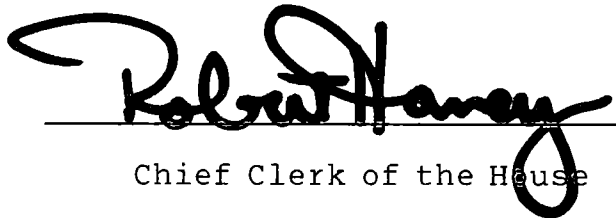
8           SECTION 4. This Act takes effect September 1, 2017.

H.B. No. 1099

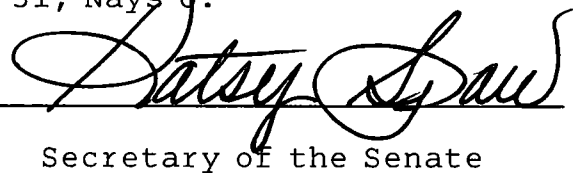
  
\_\_\_\_\_  
President of the Senate

  
\_\_\_\_\_  
Speaker of the House


I certify that H.B. No. 1099 was passed by the House on April 20, 2017, by the following vote: Yeas 144, Nays 0, 2 present, not voting.


  
\_\_\_\_\_  
Chief Clerk of the House

I certify that H.B. No. 1099 was passed by the Senate on May 22, 2017, by the following vote: Yeas 31, Nays 0.

  
\_\_\_\_\_  
Secretary of the Senate

APPROVED: 5-31-2017  
Date

  
\_\_\_\_\_  
Governor

FILED IN THE OFFICE OF THE  
SECRETARY OF STATE  
11:00 AM O'CLOCK  
JUN 01 2017  
  
\_\_\_\_\_  
Secretary of State

**LEGISLATIVE BUDGET BOARD  
Austin, Texas**

**FISCAL NOTE, 85TH LEGISLATIVE REGULAR SESSION**

**May 4, 2017**

**TO:** Honorable Kelly Hancock, Chair, Senate Committee on Business & Commerce

**FROM:** Ursula Parks, Director, Legislative Budget Board

**IN RE: HB1099** by Canales (Relating to a residential tenant's right to summon police or other emergency assistance.), **As Engrossed**

**No significant fiscal implication to the State is anticipated.**

The bill would amend the Property Code by requiring a landlord not prohibit or limit a tenant to summon police or emergency assistance based on the tenant's reasonable belief that an individual was in need.

The bill would also repeal Section 92.105(e) of the Property Code.

**Local Government Impact**

The Texas Association of Counties (TAC) estimates the bill would not result in significant fiscal impact to local governments.

**Source Agencies:**

**LBB Staff:** UP, CL, GG, BM

**LEGISLATIVE BUDGET BOARD  
Austin, Texas**

**FISCAL NOTE, 85TH LEGISLATIVE REGULAR SESSION**

**March 1, 2017**

**TO:** Honorable René Oliveira, Chair, House Committee on Business & Industry

**FROM:** Ursula Parks, Director, Legislative Budget Board

**IN RE: HB1099** by Canales (Relating to a residential tenant's right to summon police or other emergency assistance.), **As Introduced**

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