

CHAPTER 44

H.B. No. 1218

AN ACT

relating to a clarification of a commercial landlord's remedies for nonpayment of rent.

*Be it enacted by the Legislature of the State of Texas:*

SECTION 1. Section 93.002(f), Property Code, is amended to read as follows:

(f) If a landlord or a landlord's agent changes the door lock of a tenant who is delinquent in paying rent, the landlord or agent must place a written notice on the tenant's front door stating the name and the address or telephone number of the individual or company from which the new key may be obtained. The new key is required to be provided only during the tenant's regular business hours *and only if the tenant pays the delinquent rent.*

SECTION 2. This Act takes effect September 1, 1993.

SECTION 3. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended.

Passed by the House on March 25, 1993, by a non-record vote; passed by the Senate on April 15, 1993: Yeas 30, Nays 0.

Approved April 24, 1993.

Effective Sept. 1, 1993.