

SUBJECT: Creating a landlord-tenant dispute database and revising monthly reports

COMMITTEE: Judiciary & Civil Jurisprudence — committee substitute recommended

VOTE: 7 ayes — Leach, Julie Johnson, Davis, Flores, Murr, Schofield, Vasut
1 nay — Slawson
1 absent — Moody

WITNESSES: For — Sandy Hoy, Texas Apartment Association (*Registered, but did not testify*; Tanya Lavelle, Disability Rights TX; Bill Kelly, Mayor’s Office, City of Houston; Christine Yanas, Methodist Healthcare Ministries; Ben Martin, Texas Housers; Cynthia Van Maanen, Travis County Democratic Party; Susana Carranza; Idona Griffith; Linda Guy; Maria Person; Claudia Torres Yanez;)

Against — None

On — J.R. Woolley, Justices of the Peace and Constables Association of Texas

BACKGROUND: Property Code Title 8 includes provisions relating to the relationship and duties between a landlord and a tenant

DIGEST: **Landlord and tenant dispute report.** CSHB 1841 would require courts with original or appellate jurisdiction over landlord and tenant disputes, as a component of the official monthly report submitted by the Texas Judicial Council (TJC), to the report cases filed under Title 8 of the property code including:

- eviction suits;
- suits involving the disconnection of utilities;
- repair and remedy suits;
- suits involving security deposits;
- suits involving unlawful lockouts; and
- any other category of suit brought under Title 8 of the property code.

TJC could adopt any rules necessary to implement this provision.

Landlord and tenant dispute information. The Office of Court Administration would be required to publish on its publicly available website information on landlord and tenant dispute cases filed in Texas. Information would include:

- the court where the case was filed including the precinct and county where the court was located;
- whether any legal counsel or agent was representing the defendant or plaintiff; and
- the disposition of the case.

The office would be required to make the information available in a format searchable by date and jurisdiction.

Implementation. TJC would be required to prescribe categories of landlord and tenant suits a court was required to report and the procedures for reporting. A court would not be required to report landlord and tenant dispute information until after the TJC established the categories and procedures.

The bill would take effect September 1, 2023

**SUPPORTERS
SAY:**

CSHB 1841 would help the Legislature better understand evictions and landlord-tenant relations in Texas. Evictions are increasing in Texas and, with a lack of comprehensive data, it is hard for the Legislature to understand what steps need to be taken. Having courts report Title 8 cases publicly would provide the transparency of court proceedings and comprehensive data on landlord tenant-relations that is needed.

Counties would not bear the cost of the bill because the House-passed version of CSHB 1 includes provisions to fund the technologies needed to create this database and report.

**CRITICS
SAY:**

Although the intent of the bill is appreciated, counties could bear the cost of implementation if there is no appropriation of state funding for the necessary technologies.

NOTES: The Legislative Budget Board estimates a negative impact of 6 million through fiscal year 2025.