

## **BILL ANALYSIS**

Senate Research Center  
76R3676 MLS-F

S.B. 166  
By: Carona  
State Affairs  
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As Filed

### **DIGEST**

Currently, the Property Code requires a landlord to re-key the lock of a dwelling before a new tenant moves in, based on a definition of “tenant turnover date” that specifically mentions tenants. However, a homeowner who vacates a home and places the home for lease or rent is not required to re-key the dwelling for a new tenant. As a result, many homeowners do not re-key the lock, although the law requires all other landlords to do so. S.B. 166 would clarify the definition of “tenant turnover date” to require a landlord to re-key the lock of a dwelling after all occupants, rather than only tenants, have vacated the property.

### **PURPOSE**

As proposed, S.B. 166 redefines “tenant turnover date” to require a landlord to re-key the lock of a dwelling after all occupants have vacated the property.

### **RULEMAKING AUTHORITY**

This bill does not grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subdivision (15), Section 92.151, Property Code, to redefine “tenant turnover date” as the date a new tenant moves into a dwelling under a lease after all previous occupants, rather than tenants, have moved out.

SECTION 2. Effective date: September 1, 1999.

SECTION 3. Emergency clause.