

BILL ANALYSIS

Senate Research Center
76R3676 MLS-F

C.S.S.B. 166
By: Carona
State Affairs
2/12/1999
Committee Report (Substituted)

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. C.S.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, C.S.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 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.

SUMMARY OF COMMITTEE CHANGES

SECTION 1.

Amends Subdivision (15), Section 92.151, Property Code, to redefine "tenant turnover date," to mean the date a tenant, rather than a new tenant, moves into a dwelling.