

## **BILL ANALYSIS**

Senate Research Center  
86R1524 PMO-D

S.B. 125  
By: West  
Business & Commerce  
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### **AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

Parking is at a premium in many parts of Texas. This issue can be especially acute for rental properties. For this reason, many landlords seek to ensure adequate parking for their residents by issuing permitted assigned parking spaces.

It is not uncommon for landlords and tenants to have differences during the duration of a lease. Some landlords may respond to a difference with a tenant by suspending or terminating a parking permit before the termination of the associated residential lease. A tenant's inability to park at their own residence can be an extreme hindrance to daily life, including maintaining employment.

S.B. 125 provides that a parking permit issued to a tenant must be for the same term as the lease, and prohibits the landlord from suspending or terminating the permit until the termination of the lease.

As proposed, S.B. 125 amends current law relating to the term of a parking permit issued to a residential tenant by a landlord.

### **RULEMAKING AUTHORITY**

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

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subchapter A, Chapter 92, Property Code, by adding Section 92.0132, as follows:

Sec. 92.0132. TERM OF PARKING PERMIT. Requires a landlord who issues a parking permit to a tenant to issue the permit for a term that is coterminous with the tenant's lease term and prohibits the landlord from terminating or suspending the permit until the date the tenant's lease terminates.

SECTION 2. Makes application of this Act prospective.

SECTION 3. Effective date: September 1, 2019.