



New laws from the 89th Texas Legislature

LEASE UPDATES

FLOODPLAIN NOTICES (SB 2349)

Effective date: September 1, 2025

Creates two specific exemptions to current floodplain notice requirements.
Provides alternatives for how notices can be delivered when notice *is* required.

Leases that are exempt from floodplain notice requirements

- Leases with terms of less than 30 days
- Temporary residential tenancies created by a contract for sale (leasebacks) of not greater than 90 days.

In these instances, the landlord will no longer have to provide the written notice to prospective tenants about whether the landlord is aware that the dwelling is in a 100-year floodplain or has flooded during the past 5 years.

Flood-notice changes for longer leases

As an alternative to a separate written document as required under current law, the notices may be given to a tenant at or before execution of an applicable lease in a paragraph of the lease or as an addendum to the lease. The landlord and tenant must sign the document containing the required notice.

Texas REALTORS® has updated TXR 2015 based on the change in the law.

SECURITY DEPOSIT NOTICE & INTENT TO REPAIR CHANGES (HB 2037)

Effective date: September 1, 2025

Security deposit notice

- Establishes that a managing agent, leasing agent, or resident manager is the agent of the landlord for purposes of notice and other communications required or permitted by state law relating to security deposits for residential tenancies.
- Authorizes such notices and communications to be sent by email if the tenant and the landlord or landlord's agent have previously communicated by email.

(Continued)



Lease updates

Notice of Intent to Repair

Currently, when a tenant provides a notice of intent to repair under a residential tenancy or manufactured home tenancy, the Property Code requires that the repairs be made by a company, contractor, or repairman listed in the yellow or business pages of the telephone directory or in the classified advertising section of an applicable newspaper. This law updates that requirement to now simply state that a company, contractor, or repairman be independent.

Additionally, if the rental unit is located in a municipality that requires it, the person or entity performing the repair must be licensed in accordance with the municipality's requirements.

RIGHT TO VACATE FOLLOWING CERTAIN SEX OFFENSES OR STALKING (HB 47)

Effective date: September 1, 2025

Updates this provision to remove the requirement that certain sex offenses, or attempts to commit certain sex offenses, had to occur on the premises or at any dwelling on the premises for a tenant to terminate a lease based on the tenant's victimization by certain sexual or assaultive offenses.