

By: Toth

H.B. No. 5486

A BILL TO BE ENTITLED

AN ACT

relating to the provision of written notice to vacate real property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 24.005(f), Property Code, is amended to read as follows:

(f) Except as provided by Subsection (f-1), the notice to vacate shall be given in person or by mail at the premises in question. Notice in person may be by personal delivery to the tenant or any person residing at the premises who is 16 years of age or older or personal delivery to the premises and affixing the notice to the inside of the main entry door. Notice by mail may be by regular mail, by registered mail, ~~or~~ by certified mail, return receipt requested, or by any method of mailing for which evidence of mailing is provided by a common carrier to the premises in question.

SECTION 2. The changes in law made by this Act to Section 24.005, Property Code, apply only to a notice to vacate given on or after the effective date of this Act. A notice to vacate given before the effective date of this Act is governed by the law as it existed immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SECTION 3. This Act takes effect September 1, 2025.