

**SUBJECT:** Amending income eligibility for rental applications for students

**COMMITTEE:** Business & Industry — favorable, without amendment

**VOTE:** 9 ayes — Longoria, Vasut, Cole, Frazier, J. González, Hinojosa, Isaac, Lambert, Neave Criado

0 nays

**WITNESSES:** For — Dewey Marshall, Texas Tenants’ Union; Kasey Corpus, Young Invincibles (*Registered, but did not testify*: Ben Martin, Texas Housers; Cynthia Van Maanen, Travis County Democratic Party; Ashley Harris, United Ways of Texas; James Hallamek, University Democrats; 10 individuals)

Against — David Mintz, Texas Apartment Association (*Registered, but did not testify*: Todd Kercheval, Rural Rental Housing Association of Texas)

On — John Woodley, Advocates for Disability Access; Zenobia Joseph

**BACKGROUND:** Concerns have been raised that some college students face difficulties in qualifying for rental housing because education-related income may not be accepted by landlords as proof of income.

**DIGEST:** CSHB 649 would require a landlord who used an applicant's current income as a criterion in the determination of whether to approve an application for occupancy to:

- include a space labeled “EDUCATION-RELATED INCOME” on a rental application for an applicant to provide information about income such as grants, scholarships, and federal student loans; and
- consider in the calculation of current income any education-related income that the applicant provided on the rental application form.

A landlord who violated these provisions would be liable for an amount

equal to the sum of \$100, three times the amount of any application fee or deposit, and the applicant's reasonable attorney's fees.

The bill would take effect September 1, 2023, and would apply only to a rental application provided by a landlord to an applicant on or after the effective date.