SECTION 6. This Act takes effect September 1, 2013.
Passed the Senate on April 15, 2013: Yeas 29, Nays 1; the Senate concurred in House amendment on May 22, 2013: Yeas 30, Nays 1; passed the House, with amendment, on May 17, 2013: Yeas 131, Nays 3, two present not voting.
Approved June 14, 2013.
Effective September 1, 2013.

CHAPTER 593

S.B. No. 946
AN ACT
relating to the right to terminate a lease and avoid liability by a victim of certain sexual offenses or stalking.

Be it enacted by the Legislature of the State of Texas:

SECTION 1. The heading to Section 92.0161, Property Code, is amended to read as follows:
Sec. 92.0161. RIGHT TO VACATE AND AVOID LIABILITY FOLLOWING CERTAIN SEX OFFENSES OR STALKING.

SECTION 2. Section 92.0161, Property Code, is amended by amending Subsections (b), (c), (d), and (g) and adding Subsections (c-1), (i), and (j) to read as follows:

(b) A tenant may terminate the tenant's rights and obligations under a lease and may vacate the dwelling and avoid liability for future rent and any other sums due under the lease for terminating the lease and vacating the dwelling before the end of the lease term after the tenant complies with Subsection (c) or (c-1).

(c) If the tenant is a victim of sexual assault or a parent or guardian of a victim of sexual assault under Section 22.011, Penal Code, aggravated sexual assault under Section 22.021, Penal Code, indecency with a child under Section 21.11, Penal Code, sexual performance by a child under Section 43.25, Penal Code, or continuous sexual abuse of a child under Section 21.02, Penal Code, or an attempt to commit any of the foregoing offenses under Section 15.01, Penal Code, that takes place during the preceding six-month period on the premises or at any dwelling on the premises, the tenant shall provide to the landlord or the landlord's agent a copy of:

(1) documentation of the assault or abuse, or attempted assault or abuse, of the victim from a licensed health care services provider who examined the victim;

(2) documentation of the assault or abuse, or attempted assault or abuse, of the victim from a licensed mental health services provider who examined or evaluated the victim;

(3) documentation of the assault or abuse, or attempted assault or abuse, of the victim from an individual authorized under Chapter 420, Government Code, who provided services to the victim; or

(4) documentation of a protective order issued under Chapter 7A, Code of Criminal Procedure, except for a temporary ex parte order.

(c-1) If the tenant is a victim or a parent or guardian of a victim of stalking under Section 42.072, Penal Code, that takes place during the preceding six-month period on the premises or at any dwelling on the premises, the tenant shall provide to the landlord or the landlord's agent a copy of:

(1) documentation of a protective order issued under Chapter 7A or Article 6.09, Code of Criminal Procedure, except for a temporary ex parte order; or

(2) documentation of the stalking from a provider of services described by Subsection (c)(1), (2), or (3) and:

(A) a law enforcement incident report; or
(B) if a law enforcement incident report is unavailable, another record maintained in
the ordinary course of business by a law enforcement agency.

(d) A tenant may exercise the rights to terminate the lease under Subsection (b), vacate
the dwelling before the end of the lease term, and avoid liability beginning on the date after
all of the following events have occurred:

(1) the tenant provides a copy of the relevant documentation described by Subsection (c)
or (c–1) to the landlord;
(2) the tenant provides written notice of termination of the lease to the landlord on or
before the 30th day before the date the lease terminates;
(3) the 30th day after the date the tenant provided notice under Subdivision (2) expires;
and
(4) the tenant vacates the dwelling.

(g) A tenant who terminates a lease under Subsection (b) is released from all liability for
any delinquent, unpaid rent owed to the landlord by the tenant on the effective date of the
lease termination if the lease does not contain language substantially equivalent to the
following:

“Tenants may have special statutory rights to terminate the lease early in certain situations
involving certain sexual offenses or stalking [assault or sexual abuse].”

(i) For purposes of Subsections (c) and (c–1), a tenant who is a parent or guardian of a
victim described by those subsections must reside with the victim to exercise the rights
established by this section.

(j) A person who receives information under Subsection (c), (c–1), or (d) may not disclose
the information to any other person except for a legitimate or customary business purpose or
as otherwise required by law.

SECTION 3. This Act takes effect January 1, 2014.

Passed the Senate on April 4, 2013: Yeas 31, Nays 0; the Senate concurred in House
amendment on May 22, 2013: Yeas 31, Nays 0; passed the House, with amend-
ment, on May 17, 2013: Yeas 134, Nays 0, two present not voting.

Approved June 14, 2013.

Effective January 1, 2014.

CHAPTER 594

S.B. No. 948

AN ACT

relating to management of a coordinated county transportation authority.

Be it enacted by the Legislature of the State of Texas:

SECTION 1. Subdivision (3), Section 431.003, Transportation Code, is amended to read as
follows:

(3) “Local government” means:
(A) a municipality;
(B) a county; or
(C) for purposes of Subchapter D:
   (i) a navigation district, hospital district, or hospital authority;
   (ii) a regional transportation authority governed by Chapter 452; or
   (iii) a coordinated county transportation authority governed by Chapter 460 [as
described by Section 452.001].

SECTION 2. Subsection (b), Section 460.054, Transportation Code, is amended to read as
follows:

1591