

Texas

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Texas. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 18 categories

■ Table of Contents

- [1. Additional Disclosures](#) (5 rules)
- [2. Core Lease Requirements](#) (10 rules)
- [3. Entry & Access](#) (6 rules)
- [4. Eviction Procedures](#) (6 rules)
- [5. Fair Housing & Discrimination](#) (5 rules)
- [6. Financial Terms](#) (8 rules)
- [7. Lease Provisions](#) (4 rules)
- [8. Local Ordinances](#) (3 rules)
- [9. Privacy & Tenant Rights](#) (6 rules)
- [10. Property Manager Licensing](#) (3 rules)
- [11. Repairs & Habitability](#) (13 rules)
- [12. Reporting & Documentation](#) (2 rules)
- [13. Retaliation](#) (4 rules)
- [14. Security Deposits](#) (8 rules)
- [15. Security Devices](#) (5 rules)
- [16. Smoke Detectors & Safety](#) (6 rules)

[17. Special Property Types](#) (6 rules)

[18. Subletting & Assignment](#) (3 rules)

1. ADDITIONAL DISCLOSURES

● 1. Property Owner Disclosure (Tex. Prop. Code § 92.201)

■ Legal Reference: [Tex. Prop. Code § 92.201](#) (click to view statute)

● 2. Emergency Contact (Tex. Prop. Code § 92.020)

■ Legal Reference: [Tex. Prop. Code § 92.020](#) (click to view statute)

● 3. Methamphetamine Contamination (No specific Texas statute)

■ Legal Reference: *No specific Texas statute*

● 4. Flooding/Floodplain Disclosure (Tex. Prop. Code § 92.0145)

■ Legal Reference: [Tex. Prop. Code § 92.0145](#) (click to view statute)

● 5. Previous Felony Conviction Disclosure (Tex. Prop. Code § 92.025)

■ Legal Reference: [Tex. Prop. Code § 92.025](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (Tex. Prop. Code § 92.201)

■ Legal Reference: [Tex. Prop. Code § 92.201](#) (click to view statute)

● 2. Written Lease Requirements (Tex. Prop. Code § 92.001(3))

■ Legal Reference: [Tex. Prop. Code § 92.001\(3\)](#) (click to view statute)

● 3. Lease Language Requirements (Tex. Prop. Code § 92.006, § 92.019(d))

■ Legal Reference: [Tex. Prop. Code § 92.006, § 92.019\(d\)](#) (click to view statute)

● 4. Lease Addendums (Various Tex. Prop. Code § 92 sections)

■ Legal Reference: [Various Tex. Prop. Code § 92 sections](#) (click to view statute)

● 5. Lease Renewal (General contract law, Tex. Prop. Code § 92.001)

■ Legal Reference: [General contract law, Tex. Prop. Code § 92.001](#) (click to view statute)

● **6. Lease Termination (General contract law)**

■ *Legal Reference:* [General contract law](#) (click to view statute)

● **7. Early Termination - Family Violence (Tex. Prop. Code § 92.016)**

■ *Legal Reference:* [Tex. Prop. Code § 92.016](#) (click to view statute)

● **8. Early Termination - Sexual Offenses/Stalking (Tex. Prop. Code § 92.0161)**

■ *Legal Reference:* [Tex. Prop. Code § 92.0161](#) (click to view statute)

● **9. Early Termination - Military Service (Tex. Prop. Code § 92.017)**

■ *Legal Reference:* [Tex. Prop. Code § 92.017](#) (click to view statute)

● **10. Landlord's Duty to Provide Copy of Lease (Tex. Prop. Code § 92.024)**

■ *Legal Reference:* [Tex. Prop. Code § 92.024](#) (click to view statute)

3. ENTRY & ACCESS

● **1. Landlord's Right to Enter (Tex. Prop. Code § 92.0081)**

■ *Legal Reference:* [Tex. Prop. Code § 92.0081](#) (click to view statute)

● **2. Emergency Entry (Tex. Prop. Code § 92.0081(b)(1))**

■ *Legal Reference:* [Tex. Prop. Code § 92.0081\(b\)\(1\)](#) (click to view statute)

● **3. Prohibition on Lockouts (Tex. Prop. Code § 92.0081, § 92.009)**

■ *Legal Reference:* [Tex. Prop. Code § 92.0081, § 92.009](#) (click to view statute)

● **4. Removal of Property (Tex. Prop. Code § 92.0081)**

■ *Legal Reference:* [Tex. Prop. Code § 92.0081](#) (click to view statute)

● **5. Tenant's Right to Reentry After Lockout (Tex. Prop. Code § 92.009)**

■ *Legal Reference:* [Tex. Prop. Code § 92.009](#) (click to view statute)

● **6. Keys and Access Control (Tex. Prop. Code § 92.153, § 92.156)**

■ *Legal Reference:* [Tex. Prop. Code § 92.153, § 92.156](#) (click to view statute)

4. EVICTION PROCEDURES

● **1. Grounds for Eviction (Tex. Prop. Code § 24.005, § 92.058)**

■ *Legal Reference:* [Tex. Prop. Code § 24.005, § 92.058](#) (click to view statute)

● **2. Notice to Vacate** (Tex. Prop. Code § 24.005)

■ *Legal Reference:* [Tex. Prop. Code § 24.005](#) (click to view statute)

● **3. Eviction Filing** (Texas Rule of Civil Procedure 510 et seq.)

■ *Legal Reference:* [Texas Rule of Civil Procedure 510 et seq.](#) (click to view statute)

● **4. Eviction Hearing** (Texas Rule of Civil Procedure)

■ *Legal Reference:* [Texas Rule of Civil Procedure](#) (click to view statute)

● **5. Writ of Possession** (Texas Rule of Civil Procedure 510.9)

■ *Legal Reference:* [Texas Rule of Civil Procedure 510.9](#) (click to view statute)

● **6. Retaliatory Eviction Prohibition** (Tex. Prop. Code § 92.331)

■ *Legal Reference:* [Tex. Prop. Code § 92.331](#) (click to view statute)

5. FAIR HOUSING & DISCRIMINATION

● **1. Fair Housing Compliance** (Federal Fair Housing Act, Texas Fair Housing Act)

■ *Legal Reference:* [Federal Fair Housing Act, Texas Fair Housing Act](#) (click to view statute)

● **2. Reasonable Accommodations** (Fair Housing Act, ADA)

■ *Legal Reference:* [Fair Housing Act, ADA](#) (click to view statute)

● **3. Familial Status** (Fair Housing Act)

■ *Legal Reference:* [Fair Housing Act](#) (click to view statute)

● **4. Service Animals** (Fair Housing Act, ADA, Tex. Human Resources Code § 121.003)

■ *Legal Reference:* [Fair Housing Act, ADA, Tex. Human Resources Code § 121.003](#) (click to view statute)

● **5. Occupancy Standards** (Tex. Prop. Code § 92.010)

■ *Legal Reference:* [Tex. Prop. Code § 92.010](#) (click to view statute)

6. FINANCIAL TERMS

● **1. Rent Amount & Payment** (Tex. Prop. Code § 92.001, § 92.011)

■ *Legal Reference:* [Tex. Prop. Code § 92.001, § 92.011](#) (click to view statute)

● **2. Rent Increases (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **3. Late Fees (Tex. Prop. Code § 92.019)**

■ *Legal Reference:* [Tex. Prop. Code § 92.019 \(click to view statute\)](#)

● **4. NSF/Bounced Check Fees (No specific landlord-tenant statute)**

■ *Legal Reference:* [No specific landlord-tenant statute](#)

● **5. Application Fees (Tex. Prop. Code § 92.102)**

■ *Legal Reference:* [Tex. Prop. Code § 92.102 \(click to view statute\)](#)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **7. Pet Fees & Deposits (No specific limit, Fair Housing Act applies)**

■ *Legal Reference:* [No specific limit, Fair Housing Act applies \(click to view statute\)](#)

● **8. Utilities (Tex. Prop. Code § 92.008)**

■ *Legal Reference:* [Tex. Prop. Code § 92.008 \(click to view statute\)](#)

7. LEASE PROVISIONS

● **1. Attorney Fees (Tex. Prop. Code § 92.005)**

■ *Legal Reference:* [Tex. Prop. Code § 92.005 \(click to view statute\)](#)

● **2. Venue (Tex. Prop. Code § 92.007)**

■ *Legal Reference:* [Tex. Prop. Code § 92.007 \(click to view statute\)](#)

● **3. Waiver of Rights (Tex. Prop. Code § 92.006)**

■ *Legal Reference:* [Tex. Prop. Code § 92.006 \(click to view statute\)](#)

● **4. Guarantors (Tex. Prop. Code § 92.021)**

■ *Legal Reference:* [Tex. Prop. Code § 92.021 \(click to view statute\)](#)

8. LOCAL ORDINANCES

● **1. City-Specific Requirements (Local ordinances; Tex. Prop. Code § 92.002)**

■ *Legal Reference:* [Local ordinances; Tex. Prop. Code § 92.002](#) (click to view statute)

● **2. HOA Rules** (Tex. Prop. Code Chapter 209 (HOA))

■ *Legal Reference:* [Tex. Prop. Code Chapter 209 \(HOA\)](#) (click to view statute)

● **3. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

9. PRIVACY & TENANT RIGHTS

● **1. Right to Quiet Enjoyment** (Common law, Tex. Prop. Code § 92.052)

■ *Legal Reference:* [Common law, Tex. Prop. Code § 92.052](#) (click to view statute)

● **2. Harassment Prohibition** (Tex. Prop. Code § 92.004)

■ *Legal Reference:* [Tex. Prop. Code § 92.004](#) (click to view statute)

● **3. Tenant's Right to Call Police** (Tex. Prop. Code § 92.015)

■ *Legal Reference:* [Tex. Prop. Code § 92.015](#) (click to view statute)

● **4. Notice of Rule Changes** (Tex. Prop. Code § 92.013, § 92.0131)

■ *Legal Reference:* [Tex. Prop. Code § 92.013, § 92.0131](#) (click to view statute)

● **5. Vehicle Towing** (Tex. Prop. Code § 92.0131)

■ *Legal Reference:* [Tex. Prop. Code § 92.0131](#) (click to view statute)

● **6. Possession of Firearms** (Tex. Prop. Code § 92.026)

■ *Legal Reference:* [Tex. Prop. Code § 92.026](#) (click to view statute)

10. PROPERTY MANAGER LICENSING

● **1. License Requirement** (Texas Occupations Code § 1101.351)

■ *Legal Reference:* [Texas Occupations Code § 1101.351](#) (click to view statute)

● **2. Trust Account Requirements** (Texas Administrative Code § 535.146)

■ *Legal Reference:* [Texas Administrative Code § 535.146](#) (click to view statute)

● **3. Property Management Agreement** (Texas Occupations Code § 1101)

■ *Legal Reference:* [Texas Occupations Code § 1101](#) (click to view statute)

11. REPAIRS & HABITABILITY

- **1. Landlord's Duty to Repair** (Tex. Prop. Code § 92.052)
■ *Legal Reference:* [Tex. Prop. Code § 92.052](#) (click to view statute)
- **2. Tenant Notice for Repairs** (Tex. Prop. Code § 92.056)
■ *Legal Reference:* [Tex. Prop. Code § 92.056](#) (click to view statute)
- **3. Landlord Response Time** (Tex. Prop. Code § 92.056)
■ *Legal Reference:* [Tex. Prop. Code § 92.056](#) (click to view statute)
- **4. Tenant Remedies for Non-Repair** (Tex. Prop. Code § 92.056)
■ *Legal Reference:* [Tex. Prop. Code § 92.056](#) (click to view statute)
- **5. Casualty Loss** (Tex. Prop. Code § 92.054)
■ *Legal Reference:* [Tex. Prop. Code § 92.054](#) (click to view statute)
- **6. Mold Disclosure** (No specific landlord-tenant statute; Texas Property Code § 92.052 applies)
■ *Legal Reference:* [No specific landlord-tenant statute; Texas Property Code § 92.052 applies](#) (click to view statute)
- **7. Lead-Based Paint Disclosure** (Federal requirement (42 USC 4852d))
■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- **8. Pest Control** (No specific statute; Tex. Prop. Code § 92.052 applies)
■ *Legal Reference:* [No specific statute; Tex. Prop. Code § 92.052 applies](#) (click to view statute)
- **9. Air Conditioning Requirements** (No specific state statute)
■ *Legal Reference:* [No specific state statute](#) (click to view statute)
- **10. Heating Requirements** (No specific state statute)
■ *Legal Reference:* [No specific state statute](#) (click to view statute)
- **11. Plumbing Requirements** (Tex. Prop. Code § 92.052)
■ *Legal Reference:* [Tex. Prop. Code § 92.052](#) (click to view statute)
- **12. Electrical Requirements** (Tex. Prop. Code § 92.052)
■ *Legal Reference:* [Tex. Prop. Code § 92.052](#) (click to view statute)
- **13. Trash Removal** (No specific statute)

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

12. REPORTING & DOCUMENTATION

- 1. Record Retention (Texas Administrative Code § 535.146 (for licensed managers))

■ *Legal Reference:* [Texas Administrative Code § 535.146 \(for licensed managers\) \(click to view statute\)](#)

- 2. Deceased Tenant (Tex. Prop. Code § 92.014)

■ *Legal Reference:* [Tex. Prop. Code § 92.014 \(click to view statute\)](#)

13. RETALIATION

- 1. Prohibited Retaliation (Tex. Prop. Code § 92.331)

■ *Legal Reference:* [Tex. Prop. Code § 92.331 \(click to view statute\)](#)

- 2. Retaliatory Actions (Tex. Prop. Code § 92.331(b))

■ *Legal Reference:* [Tex. Prop. Code § 92.331\(b\) \(click to view statute\)](#)

- 3. Retaliation Presumption (Tex. Prop. Code § 92.332, § 92.333)

■ *Legal Reference:* [Tex. Prop. Code § 92.332, § 92.333 \(click to view statute\)](#)

- 4. Exceptions to Retaliation (Tex. Prop. Code § 92.332)

■ *Legal Reference:* [Tex. Prop. Code § 92.332 \(click to view statute\)](#)

14. SECURITY DEPOSITS

- 1. Security Deposit Limits (No statutory limit)

■ *Legal Reference:* [No statutory limit](#)

- 2. Security Deposit Storage (Tex. Prop. Code § 92.101-92.102)

■ *Legal Reference:* [Tex. Prop. Code § 92.101-92.102 \(click to view statute\)](#)

- 3. Security Deposit Return (Tex. Prop. Code § 92.103, § 92.107)

■ *Legal Reference:* [Tex. Prop. Code § 92.103, § 92.107 \(click to view statute\)](#)

- 4. Allowable Deductions (Tex. Prop. Code § 92.104)

■ *Legal Reference:* [Tex. Prop. Code § 92.104](#) (click to view statute)

● **5. Itemization Requirements** (Tex. Prop. Code § 92.104(c))

■ *Legal Reference:* [Tex. Prop. Code § 92.104\(c\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding** (Tex. Prop. Code § 92.109)

■ *Legal Reference:* [Tex. Prop. Code § 92.109](#) (click to view statute)

● **7. Normal Wear and Tear** (Tex. Prop. Code § 92.001(4))

■ *Legal Reference:* [Tex. Prop. Code § 92.001\(4\)](#) (click to view statute)

● **8. Advance Notice to Surrender** (Tex. Prop. Code § 92.103(b))

■ *Legal Reference:* [Tex. Prop. Code § 92.103\(b\)](#) (click to view statute)

15. SECURITY DEVICES

● **1. Required Security Devices** (Tex. Prop. Code § 92.153)

■ *Legal Reference:* [Tex. Prop. Code § 92.153](#) (click to view statute)

● **2. Rekeying Requirements** (Tex. Prop. Code § 92.156)

■ *Legal Reference:* [Tex. Prop. Code § 92.156](#) (click to view statute)

● **3. Tenant-Requested Security Devices** (Tex. Prop. Code § 92.157, § 92.158, § 92.159)

■ *Legal Reference:* [Tex. Prop. Code § 92.157, § 92.158, § 92.159](#) (click to view statute)

● **4. Security Device Remedies** (Tex. Prop. Code § 92.164)

■ *Legal Reference:* [Tex. Prop. Code § 92.164](#) (click to view statute)

● **5. Keyless Bolting Device Exemptions** (Tex. Prop. Code § 92.153(e), (f), (g))

■ *Legal Reference:* [Tex. Prop. Code § 92.153\(e\), \(f\), \(g\)](#) (click to view statute)

16. SMOKE DETECTORS & SAFETY

● **1. Smoke Detector Requirements** (Tex. Prop. Code § 92.251-92.260)

■ *Legal Reference:* [Tex. Prop. Code § 92.251-92.260](#) (click to view statute)

● **2. Smoke Detector Installation** (Tex. Prop. Code § 92.255)

■ *Legal Reference:* [Tex. Prop. Code § 92.255](#) (click to view statute)

● **3. Smoke Detector Inspection & Repair** (Tex. Prop. Code § 92.258)

■ *Legal Reference:* [Tex. Prop. Code § 92.258](#) (click to view statute)

● **4. Smoke Detector - Tenant Remedies** (Tex. Prop. Code § 92.260)

■ *Legal Reference:* [Tex. Prop. Code § 92.260](#) (click to view statute)

● **5. Fire Extinguisher** (Tex. Prop. Code § 92.263)

■ *Legal Reference:* [Tex. Prop. Code § 92.263](#) (click to view statute)

● **6. Carbon Monoxide Detectors** (Local ordinances; no statewide requirement)

■ *Legal Reference:* [Local ordinances; no statewide requirement](#) (click to view statute)

17. SPECIAL PROPERTY TYPES

● **1. Mobile Homes** (Tex. Prop. Code Chapter 94)

■ *Legal Reference:* [Tex. Prop. Code Chapter 94](#) (click to view statute)

● **2. Condominiums** (Tex. Prop. Code Chapter 82)

■ *Legal Reference:* [Tex. Prop. Code Chapter 82](#) (click to view statute)

● **3. Student Housing** (No specific statute; Chapter 92 applies)

■ *Legal Reference:* [No specific statute; Chapter 92 applies](#) (click to view statute)

● **4. Senior Housing** (Federal Fair Housing Act (55+ exemption))

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)

● **5. Short-Term Rentals** (No statewide regulation; local ordinances apply)

■ *Legal Reference:* [No statewide regulation; local ordinances apply](#) (click to view statute)

● **6. Commercial Property** (Chapter 92 does NOT apply to commercial)

■ *Legal Reference:* [Chapter 92 does NOT apply to commercial](#) (click to view statute)

18. SUBLETTING & ASSIGNMENT

● **1. Subletting Requirements** (General contract law, lease governs)

■ *Legal Reference:* [General contract law, lease governs](#) (click to view statute)

● **2. Assignment of Lease** (General contract law)

■ *Legal Reference: General contract law*

● **3. Landlord Approval (General contract law)**

■ *Legal Reference: General contract law*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Local ordinances; Tex. Prop. Code § 92.002)**

■ *Legal Reference: [Local ordinances; Tex. Prop. Code § 92.002](#)*

● **2. HOA Rules (Tex. Prop. Code Chapter 209 (HOA))**

■ *Legal Reference: [Tex. Prop. Code Chapter 209 \(HOA\)](#)*

● **3. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#)*

For the most current information, always consult official state sources.

- Visit **enCompliance.com** for:
 - Automated document compliance analysis
 - Real-time regulatory change monitoring
 - State-specific compliance alerts

■ Questions or need legal review? Contact: **support@enCompliance.com**

Document ID: TX-COMP-20261001