



MODULE 1 – SB 38 & Evictions

Theme: *“What Changed and Why”* – Understanding and implementing Texas’s new eviction framework.

Duration: ~3 hours

Focus: Legal foundations, forms, and processes from notice to writ.

Key Components

- **Foundation:** The purpose of SB 38, how the law reshapes the eviction process, and common questions.
- **Notices & Process Flow:** Using compliant Notices to Vacate and Notices to Pay Rent or Vacate; proof of delivery; timing; cause of action.
- **Court Process & Ministerial Acts:** Understanding ministerial issuance of writs, limits of judicial discretion, and appeals under new law.
- **Practical Field Perspectives:** County-by-county application; coordination with JPs and constables; preparing for hearings. Include?
- **Federal Intersections:** CARES Act and federal rules, and how federal coverage still interacts with Texas law.
- **Leases & Forms:** Updated TAA lease provisions and eviction-related form changes.
- **Engagement Tools:** Hypotheticals, polling, and short videos (e.g., service of notice, electronic hearing tips).

Outcome: Participants leave confident navigating SB 38 compliance, court procedures, and new TAA forms.

MODULE 2 – Operational & Landlord-Tenant Essentials

Theme: *“Managing the Relationship from Start to Finish”*

Duration: ~3 hours

Focus: Practical day-to-day operational issues not specific to evictions.

Key Components

1. Starting the Relationship

- Screening and applications; qualifying criteria; fraud prevention.
- Completing the lease correctly (including new required email addresses).
- MLA overview; repair & remedy updates; new PUC water-billing rules.
- Required disclosures and fees.

2. Communications & Documentation

- Best practices for written, email, and text communications.
- SB 140 (Texas “mini-TCPA”) overview.
- Documentation standards and record retention.

3. Managing the Residency

- Handling repair requests and habitability issues.
- Mold, maintenance vs. habitability, renters’ insurance, towing.
- Community policies and enforcement.

4. Ending or Transitioning the Lease

- Early termination vs. reletting; skips; renewals.
- Family violence, stalking, and military-service protection.
- Death of a sole resident; natural disaster responses.

5. Fair Housing, ESA & Reasonable Accommodations

- Evaluating documentation, verifying requests, and recognizing current trends.

Outcome: Participants learn about risk, compliance, and resident relationships throughout the lease lifecycle.