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# Understanding Texas Senate Bill 38 (SB 38)

A Practical Guide for Multifamily  
Property Professionals



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# Why SB 38 Matters

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Effective January 1, 2026, Texas Senate Bill 38 (SB 38) delivers the most significant overhaul of state eviction procedures in decades. Signed by Governor Greg Abbott in August 2025, the bill streamlines timelines, clarifies filing rules, and modernizes eviction processes—especially for cases involving squatters or unauthorized occupants.

For multifamily property operators, these updates directly affect how eviction cases are filed, heard, and resolved, making early preparation essential.

## Streamlined Timelines

Faster court processes  
require immediate readiness

## Clarified Rules

Updated filing procedures  
venue requirements

## Modernized Process

New provisions for squatters  
and unauthorized occupants

# SB 38 at a Glance

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## Effective Date

**January 1, 2026**  
(Some procedural provisions  
take effect September 1,  
2025)



## Primary Goal

Streamline and clarify  
eviction procedures under  
Chapter 24 of the Texas  
Property Code



## Applies To

All landlords and property  
managers filing eviction  
suits in Texas



## Focus Areas

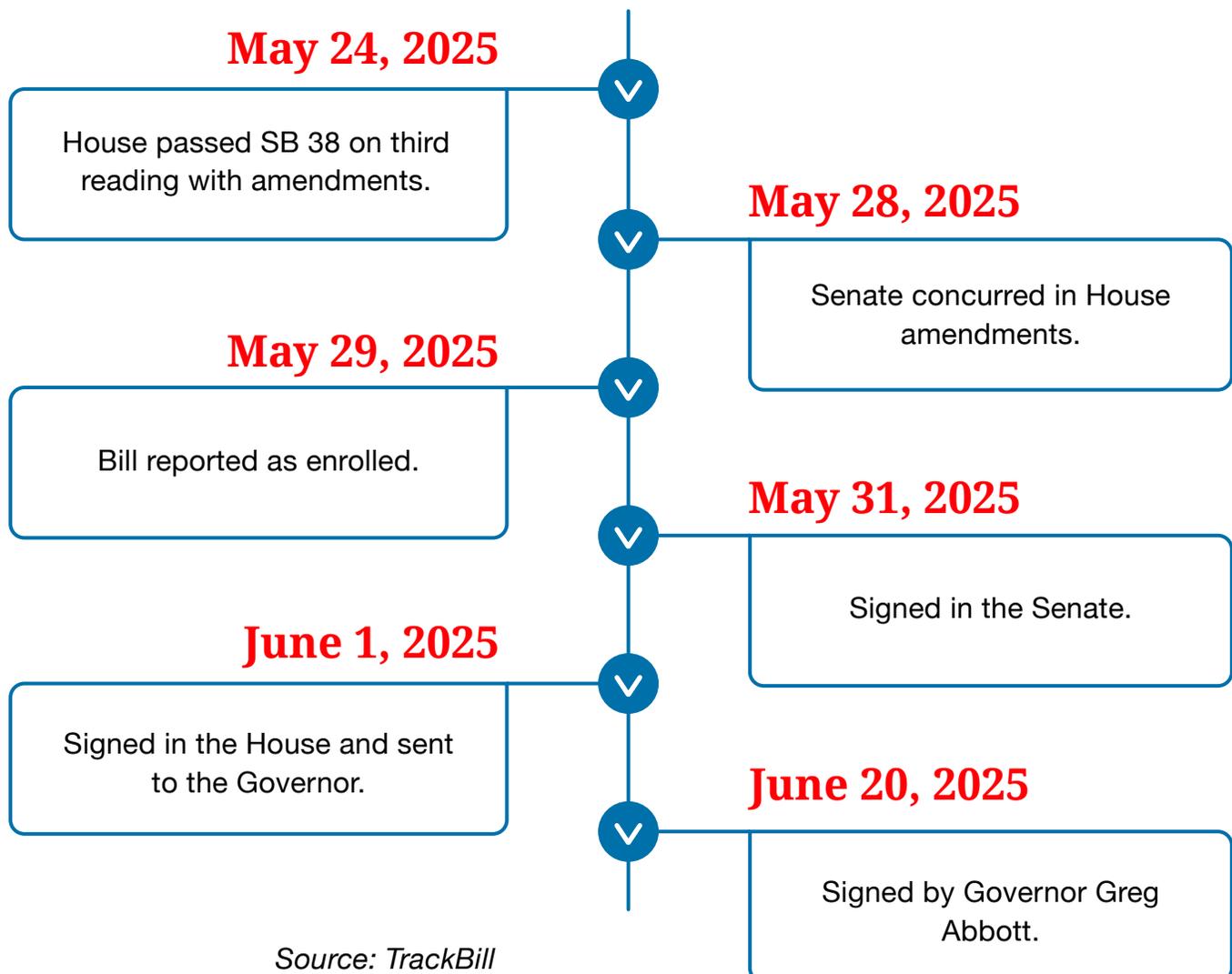
Venue rules, notice  
requirements, filing  
procedures, trial timelines,  
appeals, and enforcement

# Legislative Timeline

## How SB 38 Became Law

### Texas SB 38 | 2025 – 2026 | 89<sup>th</sup> Legislature

Relating to the eviction from real property of certain persons not entitled to enter, occupy, or remain in possession of the premises.





# Key Updates You Need to Know

## Filing & Venue

- Eviction suits must be filed in the justice precinct where the property is located.
- Venue transfers allowed only in limited circumstances.

## Computation of Time

- Standardized deadline calculations.
- Courts must hold trial within 21 days of filing, with limited extensions.

## Court Jurisdiction

- Justice courts decide only the right to possession, not property title.
- Electronic delivery permitted if agreed in writing.

## Landlord Notice Requirements

- Notices must reflect tenant payment history.
- Counterclaims and third-party joinders prohibited to avoid delays.

## Summary Disposition (Fast-Track Evictions)

- Landlords may request judgment without trial if tenant fails to respond within four days.

## Appeals & Deposits

- Notices must reflect tenant payment history.
- Counterclaims and third-party joinders prohibited to avoid delays.

## Writ of Possession

- Officers must execute writs within five business days; trained off-duty officers may assist if delayed.

# What This Means for Multifamily Teams

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## **Faster Timelines**

Accuracy and readiness are critical.



## **Updated SOPs**

Revise templates and processes before January 2026.



## **Legal Alignment**

Ensure counsel is prepared for new procedures.



## **Team Training**

Educate onsite staff on documentation and delivery rules.

# Preparing for Compliance

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**1**

**Audit eviction workflows and templates.**

**2**

**Confirm partners are aligned with new laws.**

**3**

**Train teams on timelines and requirements.**

**4**

**Adopt compliance software to track filings and deadlines.**

# How Nationwide Compliant<sup>®</sup> Supports SB 38 Readiness

Legislation like SB 38 makes standardized, transparent processes essential. Nationwide Compliant<sup>®</sup> helps multifamily teams manage evictions accurately and efficiently across every state.



## Save Time

Standardized filing reduces manual work.



## Reduce Costs

Court fees are prepaid.



## Gain Visibility

Real-time case tracking and portfolio analytics.



## Ensure Completion

Judgement enforcement to move cases forward.

# Getting Started with Nationwide Compliant®

## Five Simple Steps to File with Confidence

**1**

### Open your account

Register properties online or via sales support.

**2**

### Enter case data

Complete the "File Eviction" form & upload documents.

**3**

### Case processing

An attorney files your case and covers fees up front.

**4**

### Track your case

View real-time updates and email notifications.

**5**

### Close & report

Access portfolio-level reporting and analytics.

### Best Practices

- Submit complete documentation on first submission
- Attend training sessions for efficiency tips
- Check dashboard regularly
- Respond quickly to attorney or court requests

### Ready to get started with Nationwide Compliant®?

Contact us at:



<https://nationwidecompliant.com>



[contact@nationwidecompliant.com](mailto:contact@nationwidecompliant.com)



1.800.568.5526

# Stay Ahead of Regulatory Change

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SB 38 reshapes Texas eviction procedures and sets a new compliance standard. Preparing now ensures your team avoids risk and delays.

See how Nationwide Compliant® helps your property stay aligned with SB 38 and other state laws.

**Get your properties SB 38-ready before January 1.**

Use the button below to contact us today for a free compliance consultation.

**FREE**  
**Compliance Consultation**

# Sources

1. Texas Legislature Online – SB 38 Full Text (2025), <https://legiscan.com/TX/text/SB38/2025>
2. Texas Policy Research – Bill Overview, <https://www.texaspolicyresearch.com/bills/89th-legislature-sb-38/>
3. legislature-sb-38/
4. Texas Senate – Sen. Bryan Hughes (District 7), <https://senate.texas.gov/member.php?d=7>
5. [Governor Abbott Press Release (Aug 14, 2025)], [https://gov.texas.gov/news/post/governor-abbott-signs-laws-to-remove-squatters-from-private-property-in-austin#:~:text=Senate%20Bill%2038%20\(Bettencourt/Chen,of%20a%20petition%20being%20filed](https://gov.texas.gov/news/post/governor-abbott-signs-laws-to-remove-squatters-from-private-property-in-austin#:~:text=Senate%20Bill%2038%20(Bettencourt/Chen,of%20a%20petition%20being%20filed)
6. FastDemocracy – TX SB 38 (89th Legislature), <https://fastdemocracy.com/bill-search/tx/89/bills/TXB00080163/>
7. TrackBill Legislative Timeline (2025)

# Legal Disclaimer

**This guide is provided for educational and informational purposes only and does not constitute legal advice.** The information contained in this eBook is general in nature and may not reflect the most current legal developments or apply to your specific situation.

**Eviction laws vary significantly by jurisdiction.** Federal, state, and local laws governing evictions, landlord-tenant relationships, and property management differ across the United States and change frequently. What applies in one jurisdiction may not apply in another.

**Always verify current laws and regulations.** Before taking any action related to evictions or lease enforcement, you must:

- Check current federal laws and regulations
- Verify your state's specific landlord-tenant statutes
- Review local city and county ordinances
- Confirm court rules and procedures in your jurisdiction

**Seek qualified legal counsel.** For specific legal advice regarding your individual circumstances, consult with a licensed attorney in your jurisdiction who specializes in landlord-tenant law. Only a qualified attorney familiar with your local laws can provide advice tailored to your situation.

**No attorney-client relationship.** Reading this guide does not create an attorney-client relationship between you and Nationwide Compliant® or any of its representatives.

**Use at your own risk.** While we strive to provide accurate and helpful information, Nationwide Compliant® makes no warranties or representations about the accuracy, completeness, or timeliness of the content in this guide. You use this information at your own risk.

# Thank You

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