



TEXAS PROPERTY CODE 92.151 REGARDING SECURITY DEVICES & SMOKE DETECTORS

The Texas Property Code requires Rental Property to be equipped with certain types of locks and security devices, including (with some exceptions):

- ✓ window latches on each window
- ✓ a keyed doorknob lock and keyed deadbolt lock on each exterior door
- ✓ a sliding door pin lock on each exterior sliding glass door
- ✓ a sliding door handle latch or a sliding door security bar on each exterior sliding glass door
- ✓ a door viewer (commonly known as a “peep hole”) on each exterior door (interestingly the Code includes “the door leading to an attached garage”)
- ✓ a keyless bolting device (commonly known as a “keyless dead bolt”) on each exterior door (including the door leading to an attached garage) that can be operable only by a knob or lever from the door's interior and not in any manner from the door's exterior

The Texas Property Code also requires smoke alarms in certain locations. It states:

A landlord shall install at least one smoke alarm in each separate bedroom in a dwelling unit. In addition:

- (1) if the dwelling unit is designed to use a single room for dining, living, and sleeping, the smoke alarm must be located inside the room
- (2) if multiple bedrooms are served by the same corridor, at least one smoke alarm must be installed in the corridor in the immediate vicinity of the bedrooms
- (3) if the dwelling unit has multiple levels, at least one smoke alarm must be located on each level

The Texas Property Code requires the security devices to be rekeyed and the smoke alarms to be tested each time a new tenant occupies the Property

**You may find more information regarding this subject by clicking the link below:

<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm#92.151>