



**REQUIRED SPECIFICATIONS FOR SECURITY DEVICES**  
Required by Texas Property Code, Chapter 92, Subchapter D as of January 1995

**KEYED DEADBOLT HEIGHT:** Installed between 36" and 48" above floor (*up to 54" if installed prior to 9/1/93*)

**KEYLESS DEADBOLT OR OTHER KEYLESS BOLTING DEVICE HEIGHT:** Installed between 36" and 48" above floor (*up to 54" if installed prior to 9/1/93*)

**SLIDING DOOR PINLOCK HEIGHT:** Installed between 0" and 48" above floor (*up to 54" if installed prior to 9/1/93*)

**DOORVIEW HEIGHT:** None specified, door view range must be 160 degree or greater, lens can be plastic or glass.

**BOLT THROWS:** 1" for keyed and keyless deadbolts installed after 9/1/93 (none specified prior to that date).

**METAL STRIKE PLATES:** Required for doorknob locks, keyed deadbolts, keyless deadbolts, except where door jambs are metal.

**SCREW LENGTHS:** None specified, however, 3" screws for all for hinges and strikes plates are recommended.

**UPPER FLOORS:** Requirements for security devices apply regardless of how high or on what floor the doors and windows are located.

**DEACTIVATION OR NON-INSTALLATION OF KEYLESS DEVICE:** Permitted (not required) with written request by separate documents, written certification that resident or occupant is over 55 of age or has physical or mental disability and landlord has no reason to believe certification is false. Suggest deactivate only main entry door, not all exterior doors.

**KEYLESS DEADBOLTS OR KEYLESS BOLTING DEVICES:** On all exterior entry doors; including door leading into garage from dwelling unit.

**KEYED DEADBOLTS OR KEYED DOORKNOB LOCKS:** On all exterior entry doors; including door leading directly into garage from dwelling unit. May deactivate doorknob locks if at least one exterior door has a keyed deadbolt or keyed doorknob lock. May deactivate keyed deadbolt locks if at least one exterior door has a deadbolt or keyed doorknob lock and keyed deadbolt was installed in a timely manner according to law.

**DOOR VIEWERS:** Each exterior door; including door leading directly into garage from dwelling unit. Many have a door viewer (peephole), clear glass pane, or one-way mirror in the door; even if there is a clear glass panel or window immediately next to the door.

**PIN LOCKS:** Each sliding glass door MUST have a pin lock, preferably at the bottom. "Lever"



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type is best. Pin lock at top of sliding glass door may violate fire code-child or handicapped may not be able to reach it.

SECURITY BARS OR DOORHANDLE LATCHES: Each sliding glass door MUST have either a security bar (Charlie bar) or door handle latch. Specially designed bars to fit "outside sliders" are available from most locksmiths.

WINDOW LATCHES: All windows must have original latches or after-market latches.

FRENCH DOORS: All French doors must have threshold bolt and upper doorjamb bolt with 3/4" throw on one door and the other door must have a keyless deadbolt or keyless bolting device. If used as a main entry door there must also be a keyed deadbolt or keyed doorknob lock.

AUTOMATIC DOOR CLOSERS: Must have automatic door closer on each hinged door that opens directly into pool yard of building of two or more units (Health & Safety Code, Sec. 757.006) recommended for single-family rentals. Spring-loaded door hinge pins are suggested.

WINDOW SCREENS, SCREEN DOOR AND SCREEN DOOR HOOK: Not required by statute. If window opens on pool yard or has screen, it must have screen latch or be permanently affixed with screws (Health & Safety Code, Sec. 757.007- pool yard statute).

REQUIRED TO RE-KEY: Texas property code requires that locks be re-keyed when owners vacate and at each tenant turnover. Re-keying is at owner's expense.

\*\*\*TEXAS SECURITY DEVICE CODE\*\*\*
\*\*\*REQUIRED BY LAW\*\*\*

This letter acknowledges that I have been informed of the laws regarding the requirements for the required locks and re-keying of the rental property.

Coldwell Banker D'Ann Harper REALTORS® Property Management will contact a licensed locksmith to install such locking devices or rekey as needed to comply with the law for each new tenant. This will be an expense charged to owner's account. One shot owners are responsible for this service within seven days of the lease date. It is our recommendation that a professional with Texas Security Code knowledge be hired to insure compliance.

Owner Signature

Date

Owner Signature

Date