Landlord's Lien Procedures

Texas Department of Motor Vehicles

Landlord and tenant enter into a written rental or lease agreement.

Landlord seizes non-exempt vehicle located on rental property.

Tenant's name must be same as the owner of record of the vehicle.

Seizure of Property Notice: Landlord leaves a written notice (immediately after seizure) of the items removed in a conspicuous place within the dwelling.

Proof of this notice is not required to be attached to the title application.

Notices of Sale: Landlord must send two notices to the tenant. One must be by certified mail, return receipt, and the other must be by first class mail.

Notice must include:

1) The date, time, and place of the sale
2) Itemized account of the amount owned by the tenant
3) Name, address, and telephone number of the person the tenant may contact

Sent any time after seizure, but at least 30 days prior to public sale.

Only proof of notice sent by certified mail, return receipt is required. Proof of first class mail is not required.

30 days pass

Vehicle can be sold at public sale to the highest bidder if the charges remain unpaid.

Sale may occur on or after the 31st day after the landlord has sent both Notices of Sale.

Purchaser files title application with county tax assessor-collector.

Application includes:

1) Form 130-U
2) Form VTR-265-L
3) Copy of the signed rental or lease agreement
4) Title and Registration Verification
5) Proof of notification sent by certified mail, return receipt.
6) Release of lien(s), if applicable
7) Liability Insurance
8) Out of State Vehicles (if applicable):
   a. Texas Vehicle Inspection Report
   b. Weight Certificate (Commercial Vehicle)

Detailed explanation of procedures and requirements can be found in the TxDMV Motor Vehicle Title Manual or on page 2 of Form VTR-265-L.

Revision: September 2016