

Writ of Possession Terms and Conditions for Jefferson County Pct. 1

General Information

A Writ of Possession is a legal order issued by a court in the State of Texas that allows a landlord to reclaim possession of their property from a tenant. Our office is responsible for executing these writs, ensuring they are carried out in accordance with state laws and regulations.

Booking and Execution

- **First Come, First Serve:** Writs of Possession will be conducted on a first come, first serve basis. We encourage plaintiffs to book their writ executions as early as possible to secure a convenient time.
- **Online Booking:** The quickest method for scheduling a Writ of Possession is through our online booking system. This ensures prompt processing and reduces wait times.

Plaintiff Responsibilities

- **Provision of Labor:** The plaintiff is required to provide the necessary labor force to remove the tenant's possessions from the property. Our office does not supply labor for this purpose.
- **Weather Conditions:** Writs cannot be executed during inclement weather conditions. This policy is in place to ensure the safety of all parties involved and to prevent undue hardship.
- **Writ Fee Must Be Paid First-** A Writ of Possession will not be confirmed and the booking set if the Fee has not been paid to the Justice Court and the Writ Assigned to our office.

Additional Fees

- **Overtime Charges:** In the event that a Writ of Possession exceeds the allotted time (2 hours), the plaintiff must compensate the Deputy at a rate of **\$75** per hour for each deputy present. This fee is to cover additional labor costs incurred due to the extended duration of the writ execution.

Statutory Requirements

In accordance with Texas law, all Writs of Possession must adhere to the following statutory requirements:

- **Notice Period:** Prior to the issuance of a Writ of Possession, a judgment for possession must be obtained, and the tenant must receive proper notice as mandated by Texas Property Code.

- **Execution Timeframe:** The writ must be executed within the timeframe specified by the issuing court, typically within 30 days from the date of issuance.
- **Presence of Law Enforcement:** A law enforcement officer, typically a sheriff or constable, must be present during the execution of a Writ of Possession to ensure it is carried out lawfully and peacefully.

For any questions or to begin the booking process, please contact our office directly. We are committed to assisting you through each step of this process in accordance with Texas state law.