

PROPERTY TAX BILLS IN THE 2017 TEXAS LEGISLATURE FIRST SPECIAL SESSION

Last Updated: August 16, 2017

Whew!! The special session is over, and it ended without any property-tax bills being passed. That was remarkable. There were a number of ideas in play, and the majority of them were bad. Several proposals were included in a bill passed by the House and in a bill passed by the Senate, but there was no one bill that was passed by both houses. The devil was in the details. Both houses wanted to limit the authority of taxing unit's governing bodies to adopt tax rates, but the two houses could not agree on just how much to limit that authority. That dispute brought about the death of the two omnibus bills (H.B. 32 and S.B. 1) that would have made many changes to laws concerning ARB hearings, assessments and appeals. The Governor has left the door open to the possibility of another special session.

The bills that died listed below. You can tell how much progress a bill made by looking at the stars beside it.

- ★ Bill has come out of committee in the house in which it was filed
- ★★ Bill has passed the house in which it was filed
- ★★★ Bill has come out of committee in the other house
- ★★★★ Bill has been passed by both houses
- ★★★★★ Bill is finally enacted, subject to voter approval of constitutional amendments

Exemptions

H.B. 55

Author: Schofield

Amends/Enacts: §§11.13 and 11.26 Tax Code; §§41.001, 42.2518, 42.252, 42.302, 46.003, 46.032 and 46.071 Education Code

Status: Pending in House Ways and Means Committee

H.J.R. 17

Author: Schofield

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

The school-tax homestead exemption available to all homeowners would be the greater of \$25,000 or thirteen percent of the appraised value of a homestead, whichever were greater. Tax freezes would be adjusted downward for those owners who would benefit from the new exemption. The state would make up the money lost by school districts.

H.B. 72

Author: Bohac

Amends/Enacts: §§11.137

Status: Pending in House Ways and Means Committee

H.J.R. 20

Author: Bohac

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would create a total exemption for the homesteads of a Purple Heart recipients. The exemption could be inherited by the surviving spouse of a Purple Heart recipient. The surviving spouse could transfer the exemption in a fixed amount to a new homestead.

H.B. 74 ★★

Author: Cospers

Amends/Enacts: §140.011 Local Government Code

Status: Passed by House; referred to Senate

Under current law, the state provides assistance to some cities and counties disproportionately affected by tax breaks for disabled veterans. This bill would allow some additional cities to qualify. A city would only have to be wholly or partly located in a county with a military installation.

H.B. 95

Author: Swanson

Amends/Enacts: §§11.13, 11.42, 11.43, 26.10, 26.112 and 33.01 Tax Code; §§41.0012, 42.2518, 42.252, 42.302, 44.004, 46.003, 46.032 and 46.071 Education Code; §403.302 Government Code

Status: Pending in House Ways and Means Committee

H.J.R. 24

Author: Swanson

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would totally exempt the homesteads of people seventy-five or older. Mechanically the exemption would work very much like the present exemption for homeowners sixty-five or older. School districts would receive extra money from the state to make up for their lost taxes.

H.B. 119

Author: Shine

Amends/Enacts: §§11.13 and 25.23 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 25

Author:

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

Previously, taxing units other than school districts could grant homestead exemptions measured as a percentage of value, but were not authorized to grant homestead exemptions in flat dollar-amounts. This bill creates that authority, and provides that such a taxing unit could choose whether give every residence a homestead exemption of \$5,000 or up to 20% of the average market value of homesteads in the taxing unit. If a taxing unit were not already giving a percentage exemption, then the new exemption would take effect automatically in the amount of \$5,000 unless the taxing unit's governing body acted to block it or chose a greater dollar amount. If a taxing unit chose to drop its percentage exemption in favor of the new exemption, a homeowner who was already receiving the percentage exemption would have the option to keep it instead of receiving the new exemption. A taxing unit could repeal a percentage exemption, but only if it substitutes a dollar exemption of more than \$5,000.00.

H.B. 129 ★★

Author: Leach

Amends/Enacts: §§ 11.136, 11.42, 11.43, 11.431, 26.10, 26.1127 and 31.031 Tax Code

Status: Passed by House; referred to Senate

This bill could create a committee to study tax exemptions and benefits for veterans (especially partially disabled veterans) and military service members and their families. The members would be appointed by the Governor, the Lieutenant Governor and the Speaker of the House. The committee would produce a report in advance of the 2019 legislative session.

H.B. 179 ★★

Author: Roberts

Amends/Enacts: §§11.138, 11.42, 11.43, 11.431, 26.10 and 26.1125 Tax Code; §403.302 Government Code

Status: Passed by House; referred to Senate

H.J.R. 30 ★★

Author: Roberts

Amends/Enacts: Art. VIII, 1-b Texas Constitution

Status: Passed by House; referred to Senate

A first responder disabled in the line of duty would receive a 100% homestead exemption. If the first responder died, his surviving spouse would inherit the exemption. The surviving spouse would lose the exemption if she remarried. She could transfer the exemption in a fixed dollar amount from one homestead to another.

H.B. 190

Author: Raymond

Amends/Enacts: §§11.13 and 11.26 Tax Code; §41.0011, 42.2518, 42.252, 42.302, 46.003, 46.032 and 46.071 Education Code

Status: Pending in House Ways and Means Committee

H.J.R. 32

Author: Raymond

Amends/Enacts: Art. III, §49-g and Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would transfer \$3.05 billion from the economic stabilization fund to the foundation school fund to finance a temporary increase the general homestead exemption from school taxes. For 2018, the exemption would be \$71,000. In 2019, the exemption would return to \$25,000.

H.B. 239 ★★

Author: Capriglione

Amends/Enacts: §§11.141, 11.42 and 11.43 Tax Code

Status: Passed by House; referred to Senate

H.J.R. 38 ★★

Author: Capriglione

Amends/Enacts: Art. VIII, §1-p Texas Constitution

Status: Passed by House; referred to Senate

Precious metals held in the Texas Bullion Depository would be exempt regardless of whether they were held for the production of income.

H.B. 248

Author: Springer

Amends/Enacts: §42.25162 Education Code

Status: Pending in House Public Education Committee

This bill that would extend the 2015 hold-harmless law protecting school districts' funding from reductions due to increased homestead exemptions. The extra money, however, would be available to only a school district that was the only school district in its county.

H.B. 288

Author: White

Amends/Enacts: §§11.13 and 11.26 Tax Code; §§41.0011, 42.2528, 42.252, 42.302, 46.003, 46.032 and 46.071 Education Code

Status: Pending in House Ways and Means Committee

H.J.R. 42

Author: White

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

The general school-tax homestead exemption would be set each year at 25% of the highest median market value for any tax year beginning with the 2017 tax year of all residence homesteads in the state.

H.B. 314

Author: Gervin-Hawkins

Amends/Enacts: §11.139 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 44

Author: Gervin-Hawkins

Amends/Enacts: Art. VIII, §1-b Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would create a total exemption for the homestead of a peace officer who lived in a high-crime area. High crime areas would be identified by the Department of Public Safety based on census data.

H.B. 350

Author: Burkett

Amends/Enacts: §§11.143, 11.42 and 11.43 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 48

Author: Burkett

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would totally exempt the bpp of a “small business.” The bill defines a small business as any business with 500 or fewer employees, but the legislature would be free to change that definition in the future.

H.J.R. 27 ★

Author: Leach

Amends/Enacts: Art VIII, §1-b Texas Constitution

Status: Passed by House Ways and Means Committee; pending in full House

A veteran with a disability rating of at least eighty percent but less than one hundred percent would be entitled to a homestead exemption proportional to his disability rating. If the veteran died, his surviving spouse would inherit the exemption and could transfer it in a fixed dollar amount to another homestead. The surviving spouse would lose the exemption if she remarried.

S.B. 1 ★★★★★

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.145, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 26.17, 26.18, 31.12, 41.03, 41.12, 41.44, 41.45, 41.66 and 41.73 Tax Code; §§45. 105 and 130.016 Education Code; §403.302 Government Code; §281.124 Health and Safety Code; §§102.007, 111.008, 111.068 and 141.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code

Status: Passed by Senate; substitute passed by House; may go to conference committee

A property owner could still file a freeport exemption application after the regular deadline, but not later than June 1. This provision is not in the House version.

This bill is also discussed under the headings: *Appraisals; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

S.B. 63

Author: Buckingham

**Amends/Enacts: §140.011 Local Government Code
Status: Filed**

This bill concerning assistance to cities and counties disproportionately affected by tax breaks for disabled veterans is virtually identical to S.B. 74 discussed above.

S.B. 96

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 31.12, 33.08, 41.03, 41.12, 41.44, 41.45, 41.66, 41.71 and 41A.07 Tax Code; §§45.105 and 130.016 Education Code; §403.303 Government Code; §281.124 Health and Safety Code; §102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District Local Laws Code; §§49.108, 49.236 and 49.2361 Water Code

Status: Pending in Senate Select Committee on Government Reform.

This voluminous bill is similar in many respects to S.B. 1. It would move up the extended deadline for filing a freeport exemption application.

This bill is also discussed under the headings: *Appraisals; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

Appraisals

H.B. 5

Author: Dennis Bonnen

Amends/Enacts: §§1.12, 23.231, 25.19, 41.41 and 42.26 Tax Code; §403.302 Government Code

Status: Pending in House Ways and Means Committee

H.J.R. 2

Author: Dennis Bonnen

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would cap year-to-year increases in appraised values of commercial and industrial real properties. A property could not be appraised at a value higher than its value in the preceding year, plus 20%, plus the value of any new improvements.

H.B. 32 ★★★

Author: Dennis Bonnen

Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.07, 5.091, 5.102, 5.103, 5.104, 6.41, 6.412, 6.414, 6.42, 6.425, 25.19, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.065, 26.08, 26.16, 26.17, 41.04, 41.44, 41.45, 41.46, 41.461, 41.47, 41.66, 41.67, 41.77, 41A.06, 41A.061 and 41A.09 Tax Code; §45.105 Education Code; §403.302 Government Code; §§102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code

Status: Passed by House; substitute passed by Senate Select Committee on Government Reform' pending in full Senate

Under the Senate version of this bill, appraisal districts would be responsible for appraising property in accordance with the Comptroller's appraisal manuals. (The bill does not require the Comptroller to create any new appraisal manuals.) A MAP review or audit would consider whether an appraisal district was following the Comptroller's manuals. This bill is also discussed under the headings: *Exemptions; Appraisal Districts and ARB; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

H.B. 44

Author: Keough

Amends/Enacts: §§1.12, 23.23 and 42.26 Tax Code; §403.302 Government Code

Status: Pending in House Ways and Means Committee

H.J.R. 16

Author: Keough

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would impose a 5% cap on year-to-year increases in the appraised values of all real properties. For non-homestead properties, the cap would first apply to a property in the year after the first year that the owner owned it on January 1. It would cease to apply in the first year following a change of ownership unless the new owner were the spouse of the former owner. For a property with multiple owners, a change in 50% or more of the ownership would end the cap.

H.B. 71

Author: Bohac

Amends/Enacts: §23.23 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 19

Author: Bohac

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill that would reduce the 10% cap on year-to-year increases in the appraised values of homesteads to 5%.

H.B. 84

Author: Metcalf

Amends/Enacts: §23.23 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 22

Author: Metcalf

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

These are another proposed constitutional amendment and related bill that would reduce the 10% cap on year-to-year increases in the appraised values of homesteads to 5%.

H.B. 88

Author: Bell

Amends/Enacts: §§1.12, 23.23 and 42.26 Tax Code; §403.302 Government Code

Status: Pending in House Ways and Means Committee

H.J.R. 23

Author: Bell

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would impose a 5% cap on year-to-year increases in the appraised values of all real properties.

H.B. 92 ★

Author: Eddie Rodriguez

Amends/Enacts: §23.51 Tax Code

Status: Passed by House Agriculture and Livestock Committee; pending in full House

When dealing with open-space agricultural appraisals, an appraisal district would have to recognize “uncommon agricultural uses” such as organic, sustainable, pastured poultry and rotational grazing. Those uncommon uses would have their own degree-of-intensity tests based on guidelines from the Comptroller. The definition of “agricultural use” would be expanded to include producing fruits and vegetables. The Comptroller would also develop guidelines for determining whether tracts under ten acres in size used for the production of fruits, vegetables, poultry, hogs, sheep or goats could qualify for open-space appraisal.

H.B. 96

Author: Metcalf

Amends/Enacts: §§1.12, 23.231 and 42.26 Tax Code

Status: Pending in House Ways and Means Committee

H.J.R. 33

Author: Metcalf

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Pending in House Ways and Means Committee

This proposed constitutional amendment and related bill would cap year-to-year increases in appraised values of non-homestead real properties at 5%.

H.B. 192 ★★

Author: Phil King

Amends/Enacts: §32.01 Tax Code

Status: Passed by House; referred to Senate

If a property’s value were lowered in one year as a result of a protest or appeal, the appraisal district would need to have clear and convincing evidence in order to raise the value in the following year.

H.B. 223**Author: Springer****Amends/Enacts: §23.51 Tax Code****Status: Pending in House Agriculture and Livestock Committee**

An ecological laboratory currently being appraised as open-space agricultural land could continue to receive that benefit. But no new ag appraisals would be allowed based on ecological-laboratory use.

H.B. 251**Author: Phillips****Amends/Enacts: §§23.51 and 23.52 Tax Code****Status: Pending in House Agriculture and Livestock Committee**

Wildlife-management land could qualify for open-space agricultural appraisal without having previously qualified as a result of conventional agricultural uses. Qualifying wildlife-management land would be categorized and appraised as native pasture.

H.B. 298**Author: Cospers****Amends/Enacts: §§1.12, 23.23, 23.231 and 42.26 Tax Code; §403.302 Government Code****Status: Pending in House Ways and Means Committee****H.J.R. 43****Author: Cospers****Amends/Enacts: Art. VIII, §1 Texas Constitution****Status: Pending in House Ways and Means Committee**

This proposed constitutional amendment and related bill would cap year-to-year increases in appraised values of homesteads at 7%. Year-to-year increases in the appraised values of other real properties would be capped at 20%.

H.B. 331 ★★**Author: Sarah Davis****Amends/Enacts: §23.02 Tax Code****Status: Passed by House; referred to Senate**

Under certain circumstances, an appraisal district would reappraise property damaged in a natural disaster automatically without any taxing unit having to authorize the reappraisal. The automatic reappraisal would apply to all properties that FEMA estimated to have sustained five percent or greater damage. The reappraisals would have to be done within 45 days of the Governor's disaster declaration unless it took longer for FEMA to make its determinations.

H.B. 349**Author: Burkett****Amends/Enacts: §23.23 Tax Code****Status: Pending in House Ways and Means Committee****H.J.R. 47**

Author: Burkett
Amends/Enacts: Art. VIII, §1 Texas Constitution
Status: Pending in House Ways and Means Committee

The cap on year-to-year increases in homestead values would be cut to 4%.

H.B. 359
Author: Villalba
Amends/Enacts: §23.23 Tax Code
Status: Pending in House Ways and Means Committee

H.J.R. 50
Author: Villalba
Amends/Enacts: Art. VIII, §1 Texas Constitution
Status: Pending in House Ways and Means Committee

In addition to the current 10% cap on increases in homestead values, this proposed constitutional amendment and related bill would create a new cap. The appraised value of a homestead could not be more than 125% of the lowest appraised value of the homestead for any of the 10 preceding tax years in which a cap was in effect, plus the value of new improvements.

H.B. 390
Author: White
Amends/Enacts: §§1.12, 23.23 and 42.26 Tax Code; §403.302 Government Code
Status: Filed

H.J.R. 55
Author: White
Amends/Enacts: Art. VIII, §1 Texas Constitution
Status: Filed

This proposed constitutional amendment and relate bill would establish a cap on appraised values of all real properties. The appraised value of a property in a particular year could not exceed the greater of: 1) the highest appraised value of the property for any year beginning with the 2018 tax year; or 2) 105% of the property’s value in the preceding year. The value of any new improvements would be added to the capped value. If a property owner disclosed his purchase price to the appraisal district, the 105% cap would be replaced with a 102% cap.

S.B. 1 ★★★★★
Author: Bettencourt
Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.145, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 26.17, 26.18, 31.12, 41.03, 41.12, 41.44, 41.45, 41.66 and 41.73 Tax Code; §§45. 105 and 130.016 Education Code; §403.302 Government Code; §281.124 Health and Safety Code; §§102.007, 111.008, 111.068 and 141.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code
Status: Passed by Senate; substitute passed by House; may go to conference committee

Appraisal Districts would be responsible for appraising property in accordance with the Comptroller's appraisal manuals. (The bill does not require the Comptroller to create any new appraisal manuals.) A MAP review or audit would consider whether an appraisal district was following the Comptroller's manuals. The House version does not include this provision.

The deadline for filing renditions would be changed to April 1. A property owner could request an extension of that deadline until May 1, and a further fifteen-day extension would be available for good cause. The rendition deadline for regulated utility and transportation property would be April 30. This provision is not in the House version.

April 15 would be the target date for an appraisal district to deliver all of its notices of appraised value. The requirement that a notice of appraised value include an estimate of taxes would be eliminated for appraisal districts in counties with 120,000 people or more. Beginning in 2020, it would be eliminated for all appraisal districts. Notices of estimated taxes would be provided later in the year (see the description of S.B. 1 under the heading *Assessment*). This provision is not in the House version.

This bill is also discussed under the headings: *Exemptions; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

S.B. 78

Author: Nichols

Amends/Enacts: §23.51 Tax Code

Status: Filed

This bill concerning agricultural appraisals for ecological laboratories is virtually identical to H.B. 223 discussed above.

S.B. 96

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 31.12, 33.08, 41.03, 41.12, 41.44, 41.45, 41.66, 41.71 and 41A.07 Tax Code; §§45.105 and 130.016 Education Code; §403.303 Government Code; §281.124 Health and Safety Code; §102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District Local Laws Code; §§49.108, 49.236 and 49.2361 Water Code

Status: Pending in Senate Select Committee on Government Reform.

This voluminous bill is similar in many respects to S.B. 1. It would: require appraisal districts to follow comptroller's appraisal manuals; move rendition deadlines up; and remove tax estimates from appraisal notices.

This bill is also discussed under the headings: *Exemptions; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

S.B. 117

Author: Kolkhorst

Amends/Enacts: §§1.12 23.231, 25.19, 41.41 and 42.26 Tax Code; §403.302 Government Code

Status: Filed

S.J.R. 14

Author: Kolkhorst

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Filed

This proposed constitutional amendment and related bill would cap year-to-year increases in values of commercial and industrial properties at 20%.

S.B. 118

Author: Kolkhorst

Amends/Enacts: §23.23 Tax Code

Status: Filed

S.J.R. 13

Author: Kolkhorst

Amends/Enacts: Art. VIII, §1 Texas Constitution

Status: Filed

The cap on year-to-year increases in homestead values would be cut to 5%.

Appraisal Districts and ARBs

H.B. 3

Author: Dennis Bonnen

Amends/Enacts:

Status: Pending in House Ways and Means Committee

We have not yet fully analyzed this complicated omnibus bill, which incorporates many of the ideas found in other bills like S.B. 1. It is notable that this bill would:

- Impose stricter term limits on ARB members (three terms in a lifetime, including terms as an auxiliary member);
- place greater emphasis on the comptroller's ARB surveys;
- require specialty ARB panels in populous counties;
- Allow an ARB to correct a square-footage error under §25.25(c);
- Impose an absolute, inflexible requirement on an appraisal district to provide all of its evidence to a property owner before the owner's first scheduled ARB hearing;
- Impose rigid scheduling restrictions on ARBs

H.B. 32 ★★★

Author: Dennis Bonnen

Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.07, 5.091, 5.102, 5.103, 5.104, 6.41, 6.412, 6.414, 6.42, 6.425, 25.19, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.065, 26.08, 26.16, 26.17, 41.04, 41.44, 41.45, 41.46, 41.461, 41.47, 41.66, 41.67, 41.77, 41A.06, 41A.061 and 41A.09 Tax Code; §45.105 Education Code; §403.302 Government

Code; §§102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code Status: Passed by House; substitute passed by Senate Select Committee on Government Reform' pending in full Senate

This is another voluminous bill including ideas found in other bills, it would:

- establish special ARB panels in counties with 1 million or more people;
- prohibit close relatives from serving on the same ARB;
- impose strict term limits on ARB members (three terms in a lifetime);
- give judges who appoint ARB members the authority to select the ARB's officers;
- place much greater emphasis on the comptroller's ARB survey;
- create online databases of tax information;
- require an ARB to provide notice of hearing by certified mail at the request of a property owner;
- Prevent an ARB from raising a value;
- Impose rigid scheduling rules on ARB's;
- Change the requirements for an appraisal district providing evidence to a property owner in advance (The evidence would not have to be provided 14 days in advance; A property owner would have to request the evidence at least 5 days before the hearing. Evidence could be provided electronically unless the owner requested hard copies.) Evidence provided could not be admitted at the hearing in any form including verbal testimony.

Additionally the bill provides that if an appraisal district should discover some error in mass appraisals that resulted in incorrect appraised values, the district would have to correct the values and notify the affected property owners.

Under the Senate version:

- every appraisal district would have an "office of tax rate notices" with a "tax rate officer" appointed by the chief appraiser;
- The ex-parte-communications law would be softened to allow a director to transmit to the chief appraiser a complaint from a property owner or taxing unit about the appraisal of a specific property;

This bill is also discussed under the headings: *Appraisals; Appraisal District Litigation and Arbitration; Assessment and Miscellaneous.*

H.B. 42

Author: Keough

Amends/Enacts: §§ 5.12, 5.13, 6.03, 6.031, 6.032, 6.033, 6.034, 6.036, 6.037, 6.051, 6.06, 6.061, 6.063, 6.10 and 6.15 Tax Code; § 52.092 Election Code

Status: Pending in House Ways and Means Committee

Under this bill, an appraisal district's board of directors would consist of five elected members and the County Tax Assessor-Collector. One member would be elected from each Commissioner's precinct in the county and one would be elected at large. They would serve two-year terms. A candidate's filing fee would be \$250. Taxing units would no longer have the power to veto a board's actions.

H.B. 45

Author: Keough

Amends/Enacts: §§1.15, 5.041, 5.042, 6.035, 6.05, 6.0501, 6.0502, 6.41, 6.411, 22.28 and 42.21 Tax Code; §52.092 Election Code; §87.041 Local Government Code; §1151.164, Occupations Code

Status: Pending in House Ways and Means Committee

Chief appraisers would be elected and would serve two-year terms.

H.B. 48

Author: Keough

Amends/Enacts: §§5.103, 6.052, 6.41, 6.4101, 6.411, 6.412, 6.413, 6.414, 6.42 and 41.66 Tax Code; §52.092 Election Code

Status: Pending in House Ways and Means Committee

Each county would have five ARB members who would be elected. Members could appoint auxiliary members to help conduct hearings. An ARB would select its own officers.

H.B. 87

Author: Bell

Amends/Enacts: §§1.085 and 41.46 Tax Code

Status: Pending in House Ways and Means Committee

A property owner filing a notice of protest could include a request that the notice of his ARB hearing be sent to him by certified mail. The ARB could require the property owner to pay the cost of the postage. A protesting property owner could also request delivery of the notice by e-mail.

H.B. 154

Author: Phelan

Amends/Enacts: §§5.12, 5.13, 6.03, 6.031, 6.033, 6.034, 6.036, 6.037, 6.051, 6.06, 6.061, 6.063, 6.10 and 6.15 Tax Code; § 52.092 Election Code

Status: Pending in House Ways and Means Committee

An appraisal district's board of directors would consist of four elected members and the County Tax Assessor-Collector. One member would be elected from each Commissioner's precinct in the county, and they would serve two-year terms. A candidate's filing fee would be \$200 in a county with fewer than 200,000 people and \$400 in a larger county. Taxing units would no longer have the power to veto a board's actions.

H.B. 155 ★

Author: Phelan

Amends/Enacts: §25.25 Tax Code

Status: Passed by House Ways and Means Committee; pending in full House

If a homestead sold for a price ten-percent below its appraisal-roll value or lower, the ARB could change that value for the year of the sale and for one of the two preceding years. The property owner or the chief appraiser could file a motion with the ARB requesting the change. The moving party would have to show the ARB that the sales price reflected the home's market value.

H.B. 160

Author: Metcalf

Amends/Enacts: §§1.15, 5.041, 5.042, 6.035, 6.05, 6.0501, 6.0502, 6.41, 6.411, 22.28 and 42.21 Tax Code; §52.092 Election Code; §87.041 Local Government Code; §1151.164, Occupations Code

Status: Pending in House Ways and Means Committee

Chief appraisers would be elected and would serve two-year terms.

H.B. 174

Author: Metcalf

Amends/Enacts: §§ 5.12, 5.13, 6.03, 6.031, 6.032, 6.033, 6.034, 6.036, 6.037, 6.051, 6.06, 6.061, 6.063, 6.10 and 6.15 Tax Code; §172.024 Election Code

Status: Pending in House Ways and Means Committee

An appraisal district's board of directors would consist of five elected members and the County Tax Assessor-Collector. One member would be elected from each Commissioner's precinct in the county and one would be elected at large. They would serve two-year terms. A candidate's filing fee would be \$1,250 in a county with 200,000 or more people and \$750 in a less populous county. Taxing units would no longer have the power to veto a board's actions.

H.B. 203

Author: Miller

Amends/Enacts: §§5.041, 5.103, 6.052, 6.41, 6.4101, 6.411, 6.412, 6.413, 6.414, 6.42 and 41.66 Tax Code; §52.092 Education Code; §403.302 Government Code

Status: Pending in House Ways and Means Committee

Each county would have five ARB members who would be elected. Members could appoint auxiliary members to help conduct hearings. An ARB would select its own officers.

H.B. 266

Author: Munoz

Amends/Enacts: §§ 5.12, 5.13, 6.03, 6.031, 6.033, 6.034, 6.036, 6.037, 6.051, 6.06, 6.061, 6.063 and 6.15 Tax Code; § 52.092 Education Code; § 172.024 Election Code

Status: Pending in House Way and Means Committee

Under this bill, an appraisal district's board of directors would consist of four elected members and the County Tax Assessor-Collector. It is virtually identical to H.B. 154 discussed above.

H.B. 299

Author: Metcalf

Amends/Enacts: §§5.103, 6.052, 6.41, 6.4101, 6.411, 6.412, 6.413, 6.414, 6.42 and 41.66 Tax Code; §172.024 Election Code

Status: Pending in House Ways and Means Committee

Each county would have five ARB members who would be elected. Members could appoint auxiliary members to help conduct hearings. An ARB would select its own officers.

H.B. 339

Author: Sanford

Amends/Enacts: §25.25 Tax Code

Status: Pending in House Ways and Means Committee

An ARB could change appraisal rolls for up to five past years to correct an error in the square footage of a property. The bill would really be a nullity because appraisal rolls do not include the square footages of properties.

H.B. 348

Author: Burkett

Amends/Enacts: §§5.103, 5.12, 5.23, 6.03, 6.031, 6.033, 6.034, 6.036, 6.037, 6.051, 6.052, 6.06, 6.061, 6.063, 6.10, 6.15, 6.41, 6.414 and 41.45 Tax Code; §172.024 Election Code

Status: Pending in House Ways and Means Committee

An appraisal district's board of directors would consist of elected members and the County Tax Assessor-Collector. One member would be elected from each Commissioner's precinct in the county. In a county with 200,000 or more people, two additional directors would be elected at large. Directors would serve two-year terms. Taxing units would no longer have the power to veto a board's actions.

Directors would appoint ARB members in all counties. If an ARB had only three members, the directors would act together to select them. But, if an ARB had more than three members, each director would get to appoint an equal number of ARB members.

S. B. 1 ★★★

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.145, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 26.17, 26.18, 31.12, 41.03, 41.12, 41.44, 41.45, 41.66 and 41.73 Tax Code; §§45.105 and 130.016 Education Code; §403.302 Government Code; §281.124 Health and Safety Code; §§102.007, 111.008, 111.068 and 141.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code

Status: Passed Senate; substitute passed by House Ways and Means Committee; pending in full House

Current law prohibits a person from serving on an appraisal district's board of directors during the five years following the last time the person acted as a tax consultant in the county or worked appraising property for tax purposes in the county. This bill would shorten the waiting period to *three* years. That provision is not in the House version.

Every appraisal district would have an "office of tax rate notices" with a "tax rate officer" appointed by the chief appraiser. This provision is not in the House version.

The rule prohibiting a chief appraiser and a director from communicating *ex parte* about appraisals would not prevent a director from transmitting to the chief appraiser a complaint from a property owner or taxing unit about the appraisal of a specific property. The transmission would have to be in writing. This provision is not in the House version.

The Senate version would establish stricter term limits for ARB members (three terms in a lifetime). The House version would not.

An ARB could not require the concurrence of more than a simple majority of its members for any decision. Neither could a panel of ARB members. This provision is not in the House version.

An ARB could not schedule a hearing on a Sunday, and it could not schedule the first hearing on a protest held on a weekday evening to begin after 7:00 pm. This provision is not in the House version.

An ARB in a county with 1 million or more people would have to create “special panels” for properties appraised at \$50 million or more that fell into one of the following property types: 1) commercial; 2) utilities; 3) industrial and manufacturing; and 4) multifamily residential. Members of the special panels would have to have special qualifications such as: a law degree; an MBA; a CPA; an MAI; or various other types of appraisal designations; a real estate broker’s or sales agent’s license; or at least 10 years’ experience in property tax appraisal or consulting. If an ARB did not include enough members qualified to serve on a special panel, the empty seats could be filled by any member with a bachelor’s degree. A special panel could also hear protests involving ordinary properties. A notice of appraised value for a property eligible for a special-panel hearing would have to mention that option. A protest form would include space for a property owner to request a hearing before a special panel. A protest would go before a special panel only if the property were the right type and if the property owner requested it. An owner of industrial property, for example, could not be forced to go before a specialty panel against its will. The House version does not include special panels.

The bill includes a confusing and possibly very troubling statement. “The board must deliver notice of a hearing or meeting to determine a protest heard by a panel, or to rehear a protest . . . in accordance with the provisions of this subchapter.” That might be interpreted to mean that an ARB would have to give a property owner 15 days’ written notice of the meeting at which the ARB would consider a panel’s recommendation concerning that property owner’s protest.

April 15 would be the target date for an appraisal district to deliver all of its notices of appraised value. The target date for an appraisal district submitting its appraisal records to the ARB would be May 1. The district would certify value estimates to taxing units by May 15. Most types of protests would have to be filed by May 15 or within 30 days following the district’s delivery of appraisal notices. The ARB would approve the appraisal records by July 5. The district would certify appraisal rolls to taxing units by July 10. These provisions are not in the House version.

The Senate version would place greater emphasis on the ARB survey; the House version would not.

The Senate version would impose strict scheduling requirements on an ARB. The House version would not.

The Senate version would prohibit an ARB from raising a value. The House version would not.

A taxing unit would no longer be allowed to challenge appraised values before an ARB. This provision is not in the House version.

This bill is also discussed under the headings: *Exemptions; Appraisals; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous.*

S.B. 21

Author: Nelson

Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.102, 5.103, 5.104, 6.412, 6.42, 25.25, 41.46, 41.461, 41.47, 41.66, 41.67, 41.71, 41A.06, 41A.061, 41A.09 Tax Code; §403.302 Government Code

Status: Filed

The comptroller's introductory training course for ARB members would have to be at least eight hours long. The continuing-education course would have to be at least four hours long.

Instead of having an opportunity to take an online survey in an ARB's office, a protesting property owner would be given a survey form to complete at the time and place of her choosing. The form would allow the owner to offer comments and suggestions concerning any matter related to the fairness and efficiency of the ARB. The appraisal district would give one copy of the form to the owner before or at the time of her hearing and mail her another copy along with her ARB order. The owner would have forty-five days in which to complete the form and file it directly with the comptroller. The form could be filed by mail or e-mail, or the owner could complete the survey on the comptroller's website. Agents for property owners and a designated representative of the appraisal district would also have the opportunity to complete survey forms, one for every hearing.

In a county with 120,000 or more people, an ARB member could serve only *three terms in his lifetime*. Terms as an auxiliary member would count toward the member's lifetime limit. Close relatives could not both serve on the ARB at the same time. The local administrative judge would appoint the Chair and Secretary of the ARB from among its members, and would be "encouraged", if possible, to appoint a chairperson with a background in law and property appraisal.

An ARB' notice of a hearing would have to identify the "subject matter" of the hearing. Presumably, that means the grounds of protest raised by the owner. At least fourteen days before the *first* hearing scheduled on a protest, the appraisal district, on request, would have to *deliver* its evidence to the owner free of charge, not just the evidence that it planned to use. That would severely limit a district's ability to respond to surprises arising at a hearing. The district could not even offer verbal testimony about evidence that it had not delivered. The postponement of a hearing would not give the district an additional opportunity to produce evidence. An agreement to exchange documents and information electronically could include an appraisal district's evidence provided to a property owner in advance of a hearing. An appraisal district could not charge for providing copies of its evidence.

The rule that prohibits an ARB from making a property owner wait more than two hours for her hearing would be extended to apply to agents. An owner or agent can now request that an ARB hold up to twenty hearings on the same day. The bill would allow the owner or agent to request that those hearings be consecutive. An ARB's ability to schedule consecutive hearings for an agent would be seriously limited. The hearing notice would have to state the time that the first hearing would start and the time that the last hearing would end and state the exact order of the hearings. The order could not be changed without the agreement of the agent and the district. The ARB could not reschedule a hearing in a group of consecutive hearings to a date earlier than the seventh day after the date the last hearing was scheduled to end unless the parties agreed. Such a rescheduling would require seven days written notice to the agent.

An ARB or a panel could not require the concurrence of more than a simple majority of its members for any decision. An ARB could not set the value of a property higher than the value on the appraisal records going into the hearing. At the end of a hearing, the ARB or panel would have to give the owner documents showing that the members who conducted the hearing had signed the affidavit about ex parte communications. The ARB would need to send the owner a copy of its order or the panel's order within fifteen days after the conclusion of the hearing.

An ARB could change appraisal rolls for up to five past years to correct an error in the square footage of a property.

This bill is also discussed under the headings *Appraisal District Litigation and Arbitration* and *Miscellaneous*.

S.B. 50

Author: Buckingham

Amends/Enacts: §41.47 Tax Code

Status: Filed

An ARB could not set the value of a property higher than the value on the appraisal records going into the hearing.

S.B. 96

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 31.12, 33.08, 41.03, 41.12, 41.44, 41.45, 41.66, 41.71 and 41A.07 Tax Code; §§45.105 and 130.016 Education Code; §403.303 Government Code; §281.124 Health and Safety Code; §102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District Local Laws Code; §§49.108, 49.236 and 49.2361 Water Code

Status: Pending in Senate Select Committee on Government Reform.

This voluminous bill is very similar to S.B. 1. Among other things, it would:

- require appraisal districts to create offices of tax rate notices;
- remove tax estimates from appraisal notices;
- create special ARB panels in populous counties; and
- move up several dates and deadlines in the tax calendar.

This bill is also discussed under the headings: *Exemptions; Appraisals; Appraisal District Litigation and Arbitration; Assessment; and Miscellaneous*.

Appraisal District Litigation and Arbitration

H.B. 3

Author: Dennis Bonnen

Amends/Enacts:

Status: Pending in House Ways and Means Committee

We have not yet fully analyzed this complicated omnibus bill, which incorporates many of the ideas found in other bills like S.B. 1. It is notable that this bill would require the comptroller to create a training course for arbitrators.

H.B. 32 ★★★

Author: Dennis Bonnen

Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.07, 5.091, 5.102, 5.103, 5.104, 6.41, 6.412, 6.414, 6.42, 6.425, 25.19, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.065, 26.08, 26.16, 26.17, 41.04, 41.44, 41.45, 41.46, 41.461, 41.47, 41.66, 41.67, 41.77, 41A.06, 41A.061 and 41A.09 Tax Code; §45.105 Education Code; §403.302 Government Code; §§102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code
Status: Passed by House; substitute passed by Senate Select Committee on Government Reform' pending in full Senate

This is another voluminous bill including ideas found in other bills. It would require the comptroller to create a mandatory class on property-tax law for arbitrators. This bill is also discussed under the headings: *Appraisals; Appraisal Districts and ARBs; Assessment; and Miscellaneous.*

H.B. 49

Author: Geren

Amends/Enacts: §§42.01 and 42.231

Status: Filed

If an ARB determined that it could not hear a protest (or motion) because the property owner had failed to meet some requirement such as filing the protest on time or showing up for his hearing, the property owner could appeal that determination to a court under Chapter 42. If the court determined that the ARB should have heard the protest, it would not send the matter back to the ARB. Instead, the court would consider the property owner's substantive complaint. The owner could even raise new complaints that he had not even tried to raise before the ARB.

If an appraisal district raised a jurisdictional defense to a Chapter 42 appeal claiming that the property owner had failed to exhaust remedies available from the ARB, the court could either dismiss the case or sent it to the ARB. The ARB would hold a hearing on the matter and make a determination, which could be appealed to the court. Or the parties could agree to let the court decide the matter without having the ARB consider it first.

H.B. 99

Author: Springer

Amends/Enacts: §42.23 Tax Code

Status: Pending in House Ways and Means Committee

In a judicial appeal involving real property appraised at \$1 million or more, an appraisal district's employee could not testify about the property's value unless the employee were licensed or certified as an appraiser by the TALCB.

H.B. 165 ★★

Author: Geren

Amends/Enacts: §§42.01 and 42.231

Status: Passed by House; referred to Senate

If an ARB determined that it could not hear a protest (or motion) because the property owner had failed to meet some requirement such as filing the protest on time or showing up for his hearing, the property owner could appeal that determination to a court under Chapter 42. If the court determined that the ARB should have heard the protest, it would not send the matter back to the ARB. Instead, the court would consider the property owner's substantive complaint. The owner could even raise new complaints that he had not even tried to raise before the ARB.

If an appraisal district raised a jurisdictional defense to a Chapter 42 appeal claiming that the property owner had failed to exhaust remedies available from the ARB, the court could either dismiss the case or sent it to the ARB. The ARB would hold a hearing on the matter and make a determination, which could be appealed to the court. Or the parties could agree to let the court decide the matter without having the ARB consider it first.

In an appeal concerning the value of the subject property, the appraisal district would have the burden of proof.

H.B. 364

Author: Lucio

Amends/Enacts: §42.227 Tax Code

Status: Pending in House Ways and Means Committee

This bill would allow a property owner to abate discovery in an appeal before a court. The owner would not have to provide information during the settlement-negotiation phase of a case.

S. B. 1 ★★★

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.145, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 26.17, 26.18, 31.12, 41.03, 41.12, 41.44, 41.45, 41.66 and 41.73 Tax Code; §§45. 105 and 130.016 Education Code; §403.302 Government Code; §281.124 Health and Safety Code; §§102.007, 111.008, 111.068 and 141.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code

Status: Passed Senate; substitute passed by House Ways and Means Committee; pending in full House

The comptroller would create a training program on property tax law for arbitrators. An arbitrator would have to complete at least four hours of legal training including training about unequal-appraisal issues. An arbitrator would also have to complete the Comptroller's training course for ARB members.

A Property owner appealing through arbitration could request an arbitrator who resided in the county or an arbitrator who did not reside in the county.

These provisions are not in the House version.

S.B. 21**Author: Nelson****Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.102, 5.103, 5.104, 6.412, 6.42, 25.25, 41.46, 41.461, 41.47, 41.66, 41.67, 41.71, 41A.06, 41A.061, 41A.09 Tax Code; §403.302 Government Code****Status: Filed**

The comptroller would create a training program on property tax law for arbitrators. An arbitrator would have to complete at least four hours of legal training including training about unequal-appraisal issues. An arbitrator would also have to complete the Comptroller's training course for ARB members, but it isn't clear whether that means the introductory course or the continuing education course. The arbitrators' program could be provided online. The comptroller would create training materials including an arbitration manual with the approval of a committee with equal numbers of members representing taxpayers and chief appraisers. This bill is also discussed under the headings Appraisal Districts and ARBs and *Miscellaneous*.

S.B. 96**Author: Bettencourt****Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 31.12, 33.08, 41.03, 41.12, 41.44, 41.45, 41.66, 41.71 and 41A.07 Tax Code; §§45.105 and 130.016 Education Code; §403.303 Government Code; §281.124 Health and Safety Code; §102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District Local Laws Code; §§49.108, 49.236 and 49.2361 Water Code****Status: Pending in Senate Select Committee on Government Reform.**

When appointing an arbitrator, the comptroller would have to choose one who lived in the county where the subject property was located unless there were no available arbitrators in that county.

This bill is also discussed under the headings: *Exemptions; Appraisals; Appraisal Districts and ARBs; Assessment; and Miscellaneous*.

Miscellaneous**H.B. 32 ★★★****Author: Dennis Bonnen****Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.07, 5.091, 5.102, 5.103, 5.104, 6.41, 6.412, 6.414, 6.42, 6.425, 25.19, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.065, 26.08, 26.16, 26.17, 41.04, 41.44, 41.45, 41.46, 41.461, 41.47, 41.66, 41.67, 41.77, 41A.06, 41A.061 and 41A.09 Tax Code; §45.105 Education Code; §403.302 Government Code; §§102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code**
Status: Passed by House; substitute passed by Senate Select Committee on Government Reform' pending in full Senate

This is another voluminous bill including ideas found in other bills. It would require the comptroller to create a "property tax administration advisory board." This bill is also discussed under the

headings: *Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; and Assessment.*

H.B. 91

Author: Swanson

Amends/Enacts: Title 1 Tax Code

Status: Pending in House Ways and Means Committee

This bill would eliminate all property taxes by 2022. It does not include any alternative source of revenue for local governments. The comptroller would study alternative methods for funding local governments, searching under the sofa cushions perhaps.

H.B. 301

Author: Krause

Amends/Enacts: §§Chapter 328 Tax Code

Status: Pending in House Ways and Means Committee

Cities and counties could give up their property taxes and have really high sales taxes instead.

S.B. 1 ★★★★★

Author: Bettencourt

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.145, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 26.17, 26.18, 31.12, 41.03, 41.12, 41.44, 41.45, 41.66 and 41.73 Tax Code; §§45. 105 and 130.016 Education Code; §403.302 Government Code; §281.124 Health and Safety Code; §§102.007, 111.008, 111.068 and 141.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District and Local Laws Code; §§49.107, 49.236 and 49.2361 Water Code

Status: Passed by Senate; substitute passed by House; may go to conference committee

The comptroller would appoint a “property tax administration advisory board” of at least six members to give him advice concerning his property-tax responsibilities. The board would have to include representatives of taxpayers, appraisal districts, and school districts and somebody with knowledge of ratio studies. The Comptroller’s Property Value Study Advisory Committee would cease to exist.

The House version does not include this provision.

The comptroller would also maintain a statewide list of tax rates for all taxing units. The information would come from appraisal districts. This provision is not in the House version.

This bill is also discussed under the headings: *Exemptions; Appraisals; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; and Assessment.*

S.B. 21

Author: Nelson

Amends/Enacts: §§1.085, 5.01, 5.041, 5.043, 5.102, 5.103, 5.104, 6.412, 6.42, 25.25, 41.46, 41.461, 41.47, 41.66, 41.67, 41.71, 41A.06, 41A.061, 41A.09 Tax Code; §403.302 Government Code

Status: Filed

The Comptroller would appoint a “property tax administration advisory board” of at least six members to give him advice concerning his property-tax responsibilities. The board must include representatives of property taxpayers, appraisal districts, and school districts; and (2) a person who has knowledge or experience in conducting ratio studies. The Comptroller's Property Value Study Advisory Committee would cease to exist. This bill is also discussed under the headings: *Appraisal Districts and ARBs* and *Appraisal District Litigation and Arbitration*.

S.B. 96**Author: Bettencourt**

Amends/Enacts: §§5.01, 5.05, 5.07, 5.091, 5.102, 5.13, 6.035, 6.05, 6.15, 6.41, 6.414, 6.42, 6.425, 11.4391, 22.23, 23.01, 25.19, 25.22, 26.01, 26.012, 26.04, 26.041, 26.043, 26.044, 26.0441, 26.05, 26.052, 26.06, 26.061, 26.062, 26.065, 26.07, 26.08, 26.16, 31.12, 33.08, 41.03, 41.12, 41.44, 41.45, 41.66, 41.71 and 41A.07 Tax Code; §§45.105 and 130.016 Education Code; §403.303 Government Code; §281.124 Health and Safety Code; §102.007, 111.008, 111.039, 111.068 and 140.010 Local Government Code; §§1122.2522, 3828.157 and 8876.152 Special District Local Laws Code; §§49.108, 49.236 and 49.2361 Water Code

Status: Pending in Senate Select Committee on Government Reform.

This voluminous bill is similar in many respects to S.B. 1. The comptroller would appoint a “property tax administration advisory board. The comptroller would also maintain a statewide list of tax rates for all taxing units.

This bill is also discussed under the headings: *Exemptions; Appraisals; Appraisal Districts and ARBs; Appraisal District Litigation and Arbitration; and Assessment*.