

PROPERTY TAX BILLS IN THE 2025 TEXAS LEGISLATURE 89th REGULAR SESSION

Last Updated: February 13, 2025

The Texas Legislature has begun its 89th Regular Session. Thousands of bills have been filed. Below are brief summaries of the bills that we think will be most interesting to our ARB clients. Of course, we will be happy to assist our clients who have questions about legislation.

Exemptions

S.B. 4

Author: Bettencourt

Amends/Enacts: §§11.13, 25.23, 26.04, 26.08, 26.09, 26.15, 31.01, and 31.02 Tax Code; §§46.071, 48.2542, 48.2543, 48.2551, 48.283, 49.004, 49.0043, 49.0121, 49.154, and 49.308 Education Code

Status: Passed by Senate; referred to House

S.J.R. 2

Author: Bettencourt

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

Status: Passed by Senate; referred to House

This proposed constitutional amendment and related bill would raise the general school-tax homestead exemption from \$100,000 to \$140,000.

Appraisals

H.B. 202

Author: Metcalf

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

Status: Filed

H.J.R. 26

Author: Metcalf

Amends/Enacts: Art. VIII, 1 Texas Constitution

Status: Filed

The so-called circuit breaker law, which limits year-to-year increases in the values of non-homestead properties is set to expire at the end of 2026. This proposed constitutional amendment and related bill would extend it indefinitely.

H.B. 203

Author: Goodwin

Amends/Enacts: §§1.12, 23.232, 41.41, and 42.26 Tax Code; §403.302 Government Code

Status: Filed

H.J.R. 30

Author: Goodwin

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

Status: Filed

This proposed constitutional amendment and related bill would cap year-to-year increases in the appraised value of a single-family residence that was the principle residence of the lessee. The lessor could not charge more than the fair market rent as determined by HUD. The appraised value could not be greater than the preceding year's value plus 10% plus the value of any new improvements. The cap would continue even if one lessee moved out and another lessee moved in as long as the property otherwise continued to qualify. The property owner would have to apply for the benefit every year.

H.B. 273

Author: Metcalf

Amends/Enacts: §§1.12, 23.231, 23.232, 25.19, 41.41, and 42.26 Tax Code; §403.302 Government Code

Status: Filed

H.J.R. 32

Author: Metcalf

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

Status: Filed

This proposed constitutional amendment and related bill would place a 10% cap on year-to-year increases in the appraised value of a commercial property with a market value of \$10 million or less. The legislature would have the authority to expand the law to include more valuable commercial properties.

H.B. 291

Author: Cecil Bell

Amends/Enacts: §§22.61, 22.62, 22.63, 22.64, 22.65, 23.013, and 41.43 Tax Code: §37.10

Penal Code

Status: Filed

This bill would require the disclosure of sales prices of real property. Within ten days following the recording of a deed, the buyer would have to report the sales price to the appraisal district using a form set out in the bill. If the buyer failed to do so, the appraisal district could sue him/her, and the court could award the district its court costs and attorneys' fees. The bill also says that an appraisal district could not increase the value of the property solely on the basis of the information contained in the report. This bill is also discussed under the heading, *Appraisal Districts and ARBs*.

H.B. 338

Author: Keith Bell

Amends/Enacts: §23.23 Tax Code

Status: Filed

H.J.R. 36

Author: Keith Bell

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of residence homesteads would be reduced to 5% per year.

H.B. 356

Author: Metcalf

Amends/Enacts: §23.23 Tax Code

Status: Filed

H.J.R. 39

Author: Metcalf

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of residence homesteads would be reduced to 5% per year.

H.B. 361

Author: Bernal

Amends/Enacts: 23.01

Status: Filed

When determining the market value of a homestead, an appraisal district could consider only the value of other homesteads in the same neighborhood. Non-homestead properties could not be considered.

H.B. 375

Author: Vasut

Amends/Enacts: §§1.12, 23.23, 23.231, 25.19, 41.41, and 42.26 Tax Code; §403.302 Government Code

Status: Filed

H.J.R. 45

Author: Vasut

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

Status: Filed

This proposed constitutional amendment and related bill would impose a 3.5% 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. This cap would replace the so-called circuit breaker currently in place.

H.B. 398

Author: Tepper

Amends/Enacts: §§1.12, 23.23, 23.231, 25.19, 41.41, and 42.26 Tax Code

Status: Filed

H.J.R. 56

Author: Tepper

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

Status: Filed

The cap on the year-to-year increase in the value of a homestead would drop to 2.5%. The cap applicable to other real properties would drop to 8%.

H.B. 442

Author: Cecil Bell

Amends/Enacts: §23.23 Tax Code

Status: Filed

H.J.R. 50

Author: Cecil Bell

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of residence homesteads would be reduced to 5% per year.

H.B. 490

Author: Cecil Bell

Amends/Enacts: §§1.12, 23.23, 23.231, 25.19, 41.41, and 42.26 Tax Code; §403.302

Government Code

Status: Filed

H.J.R. 53

Author: Cecil Bell

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of all real properties would be reduced to 5% per year.

H.B. 963

Author: Toth

Amends/Enacts: §23.23 Tax Code

Status: Filed

H.J.R. 74

Author: Toth

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

Status: Filed

This proposed constitutional amendment and related bill would limit year-to-year changes in the appraised value of a residence homestead. If the owner acquired the homestead as a bona fide purchaser for value, the purchase price would establish the market value for the first year of the homestead exemption. The value in each subsequent year could change to “reflect any positive change from the preceding tax year in the purchasing power of the dollar for consumers in this state.” In other words, if prices went down and a consumer’s dollar would buy more, the appraisal district could change the value. The limitation would not expire until the property was no longer owned by a person qualifying for the exemption, or the spouse or surviving spouse of such a person. Nor would it expire if the property were inherited, as long as the heir who acquired the property qualified for a homestead exemption. An owner would have to apply to the chief appraiser for this limitation. The comptroller would determine the change in the purchasing power of the dollar each year.

H.B. 1430

Author: Metcalf

Amends/Enacts: §§1.12, 23.231, 23.232, 25.19, 41.41, and 42.26 Tax Code; §403.302

Government Code

Status: Filed

H.J.R. 101

Author: Metcalf

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

Status: Filed

This proposed constitutional amendment and related bill would replace the expiring “circuit-breaker” law with a similar cap on year-to-year increases in values. These proposals would place a 20% cap on an increase in the appraised value of a commercial real property with a market value of \$10 million or less. The legislature would have the authority to expand the law to include more valuable commercial properties. The new cap would not apply to property types like minerals, vacant land, or industrial property.

H.B. 1622

Author: Barry

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

Status: Filed

H.J.R. 104

Author: Barry

Amends/Enacts: Art. VIII, 1 Texas Constitution

Status: Filed

This proposed constitutional amendment and related bill would extend indefinitely the life of the circuit-breaker cap on year-to-year value increases.

H.B. 1766

Author: Landgraf

Amends/Enacts: §23.02 Tax Code

Status: Filed

If an owner of real property provided an appraisal district with an appraisal of the property, the district would have to use the owner's appraised value. The owner would have to notify the district no later than November 1 preceding the tax year that he/she intended to submit an appraisal and submit the appraisal report no later than April 30 of the tax year. The appraisal would have to be performed between December 1 preceding the tax year and March 1 of the tax year. The appraiser would have to attest in writing that his/her value represented the market value of the property as of January 1 and that the appraisal complied with USPAP.

H.B. 1898

Author: Cook

Amends/Enacts: §§1.12, 23.23, 23.231, 25.19, 41.41, and 42.26 Tax Code; §403.302

Government Code

Status: Filed

H.J.R. 114

Author: Cook

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of all real properties would be reduced to 5% per year. These proposals are virtually identical to H.B. 490 and H.J.R. 53 discussed above.

H.B. 1940

Author: Dean

Amends/Enacts: §23.01 Tax Code

Status: Filed

Section 23.01 currently states that property should be appraised at its market value as of January 1. This bill would add the words, "of the tax year in which the property is appraised." Apparently, the addition would emphasize that an appraisal district does not have to reappraise property every year.

H.B. 2786

Author: Turner

Amends/Enacts: §§6.05, 11.35, 23.23, 23.231, and 25.18 Tax Code

Status: Filed

An appraisal district would reappraise every property every year.

S.B. 244

Author: Flores

Amends/Enacts: §23.23 Tax Code

Status: Filed

S.J.R. 15

Author: Flores

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

Status: Filed

This proposed constitutional amendment and related bill would severely limit year-to-year increases in the appraised value of a residence homestead. If the owner acquired the homestead as a bona fide purchaser for value, the purchase price would establish the market value for the first year of the homestead exemption. The value in each subsequent year could change only to reflect the value of new improvements. The limitation would not expire until the property was no longer owned by a person qualifying for the exemption, or the spouse or surviving spouse of such a person. Nor would it expire if the property were inherited, as long as the heir who acquired the property qualified for a homestead exemption. An owner would have to apply to the chief appraiser for this limitation.

S.B. 320

Author: Creighton

Amends/Enacts: §23.23 Tax Code

Status: Filed

S.J.R. 21

Author: Creighton

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of residence homesteads would be reduced to 5% per year. They are virtually identical to: H.B. 338 and H.J.R. 36; H.B. 356 and H.J.R. 39; and H.B. 442 and H.J.R. 50 discussed above.

S.B. 321

Author: Creighton

Amends/Enacts: §23.23 Tax Code

Status: Filed

S.J.R. 22

Author: Creighton

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

Status: Filed

Under this proposed constitutional amendment and related bill, the cap on year-to-year increases in the appraised values of residence homesteads would be reduced to 5% per year. They are virtually identical to: H.B. 338 and H.J.R. 36; H.B. 356 and H.J.R. 39; H.B. 442 and H.J.R. 50; and S.B. 320 and S.J.R. 21 discussed above.

S.B. 322

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. 23

Author: Kolkhorst

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

Status: Filed

This proposed constitutional amendment and related bill would make several changes to the existing “circuit-breaker” law. The limit on year-to-year value increases would drop from 20% to 10%. Minerals would no longer be covered. The law would be extended to run through 2031.

S.B. 477

Author: Middleton

Amends/Enacts: §23.23 Tax Code

Status: Filed

S.J.R.

Author: Middleton

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

Status: Filed

This bill would freeze the appraised value of residence homesteads at the market value of the property in the first year that the owner qualified the property for the exemption, or if the owner acquired the property as a bona fide purchaser for value, the purchase price. This limitation would take effect on January 1 of the first tax year the property qualified for a homestead exemption. It would not expire until the property was no longer owned by a person qualifying for the exemption, or the spouse or surviving spouse of such a person. Nor would it expire if the property were inherited, as long as the person who acquired the property qualified for a homestead exemption. An owner would have to apply to the chief appraiser for this limitation.

S.B. 1201

Author: Sparks

Amends/Enacts: §23.23

Status: Filed

Under this bill, the current cap on year-to-year increases in the appraised value of a homestead would be reduced from 10% to 3%. If the value of a homestead fell from one year to the next, the appraisal district would have to reduce the appraised value proportionately.

Appraisal Districts and ARBs

H.B. 192

Author: Cecil Bell

Amends/Enacts: §§1.15, 5.041, 5.042, 5.043, 6.035, 6.05, 6.0501, 6.052, 6.155, 6.41, 6.411, 22.28, 42.21 Tax Code; §172.024 Election Code; §87.041 Local Government Code; §1151.164 Occupations Code

Status: Filed

Chief appraisers would be elected and would serve two-year terms beginning on January 1 of odd-numbered years. In order to serve as the chief appraiser in a county, a person would have to live in that county and would have to have lived there for four years.

H.B. 291

Author: Cecil Bell

Amends/Enacts: §§22.61, 22.62, 22.63, 22.64, 22.65, 23.013, and 41.43 Tax Code: §37.10 Penal Code

Status: Filed

A protesting property owner who had an appraisal of a residential real property could provide a copy to the appraisal district at least fourteen days before the ARB hearing. The appraisal would have to be at least 180 days old and performed by an appraiser certified by the TALCB. If the appraisal supported the property owner's opinion of value, the ARB would have to determine the protest in favor of the property owner and give the owner the value stated in the appraisal. This bill is also discussed under the heading, *Appraisals*.

H.B. 329

Author: Cecil Bell

Amends/Enacts: § 41.43 Tax Code: §37.10 Penal Code

Status: Filed

This bill duplicates part of H.B. 291. A protesting property owner who had an appraisal of a residential real property could provide a copy to the appraisal district at least fourteen days before the ARB hearing. The appraisal would have to be at least 180 days old and performed by an appraiser certified by the TALCB. If the appraisal supported the property owner's opinion of value, the ARB would have to determine the protest in favor of the property owner and give the owner the value stated in the appraisal.

H.B. 360

Author: Vasut

Amends/Enacts: §25.25 Tax Code

Status: Filed

If a homestead sold for a price 10% below its appraisal-roll value or less, 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. 416

Author: Tepper

Amends/Enacts: §§26.01, 26.04, 26.05, 26.16, 31.01, 41.12, 41.44, and 41. Tax Code

Status: Filed

This bill would make some parts of the property-tax calendar a little less hurried. A protesting property owner would have at least 60 days to file his/her protest after the delivery of the notice of appraised value. The ARB would have until August 20 to approve the appraisal records. The ARB would have to schedule its protest hearings within 60 days after approving the appraisal records. An appraisal district would have until August 25 to certify appraisal rolls to taxing units. An appraisal district would have until September 7 to publish the notice about the district's online database. This bill is also discussed under the heading, *Appraisal Districts and ARBs*.

H.B. 1284

Author: Geren

Amends/Enacts: §§25.25 and 41.01 Tax Code

Status: Filed

An ARB would have to hear and determine every timely filed protest or motion to correct an appraisal roll and issue an appealable order. The only exception involves a property owner who failed to make a required tax payment. This rule would conflict with other Tax Code provisions that deny hearings to property owners who don't show up for hearings or who have reached settlement agreements with the appraisal district.

H.B. 1533

Author: Button

Amends/Enacts: §§1.07, 1.111, 5.041, 6.35, 6.17, 25.02, 41.45, 41.47, 41.61, 41A.011, 41A.015, and 42.23 Tax Code

Status: Filed

An appraisal district in a with 120,000 people or more would have to have an Internet website. The district would have to post its appraisal records and update the posting weekly.

Under current law, an appraisal district that receives an electronic designation-of-agent form can request information including the IP address of the computer used to complete the form. This bill would prevent the district from requesting the IP address.

At least one trainer in each comptroller's ARB training course would have to be a taxpayer representative. That taxpayer representative would have to be a Texas resident and be a lawyer with at least five years of experience. The person could not have ever represented or worked for an appraisal district, an ARB or a taxing unit.

Current law requires a property owner who wants a telephone hearing or a videoconference hearing to notify the ARB at least 10 days in advance. This bill would shorten that period to five days. An ARB that dismissed a hearing on jurisdictional grounds would have to make its decision by written order stating the grounds for its determination. An ARB considering issuing a subpoena would have to notify the parties at least 15 days before the good-cause hearing.

This bill is also discussed under the headings, *Appraisals* and *Appeals*.

H.B. 1745

Author: Keith Bell

Amends/Enacts: §§41.45 and 41.461 Tax Code

Status: Filed

If a protest were filed after March 1 but before July 1, an ARB would have to schedule a hearing no later than October 1. If a protest were filed at any other time of year, the ARB would have to schedule a hearing within 90 days. The information that an appraisal district must provide to a protesting property owner before the ARB hearing would include "a brief summary of the reason for changing the value of the owner's property from the value of the property for the preceding tax year, if the value was changed."

H.B. 1952

Author: Kerwin

Amends/Enacts: §§6.03 and 6.0301 Tax Code

Status: Filed

In a county with fewer than 75,000 people, the appraisal district's board of directors would consist of three elected directors and two directors selected by the taxing units. If the county TAC were

not otherwise selected as a director, he/she would serve as a non-voting sixth director. In a more populous county, the board would consist of five elected directors, three directors appointed by the taxing units, and the county TAC.

H.B. 2432

Author: Guillen

Amends/Enacts: §§1.111, 5.07, 11.161, 11.24, 11.43, 11.4392, 22.28, 22.30, 23.51, 23.52, 23.527, 25.25, 25.255, 26.09, 41.07, 41.45, 41.47, 41.67, 42.01, 42.21, 42.23, 42.232, 42.26, 42.41, 42.43, and 42.02 Tax Code; §81.024 Government Code

Status: Filed

A property owner could appoint different agents to represent the same property in different years.

A property owner with a property receiving a historic-site exemption could protest the appraised value of the structure or archeological site and the appraised value of the land separately. The owner could protest the allocation of value between the structure or archeological site and the land.

A protesting property owner could not be denied a hearing before the ARB if the property owner and the chief appraiser were both present in person.

A property owner could submit evidence electronically at any point before or during a hearing. This would apparently override the comptroller's rules that allow an ARB to decide for itself whether to allow electronic evidence.

An ARB would have to use the comptroller's forms for its orders.

An appraisal district that corrected an appraisal-roll value as a result of an ARB order or an appeal would have to, "correct the roll to show the exact dollar amount of the new appraised value."

This bill is also discussed under the headings, *Exemptions, Appraisals, Appeals, and Assessment.*

H.B. 2550

Author: Cook

Amends/Enacts: §5.044 Tax Code

Status: Filed

The comptroller would create a mandatory training course for appraisal districts' directors. The course would be at least ten hours long. A director would have to complete the course once, not every year or every term.

S.B. 973

Author: Eckhardt

Amends/Enacts: §25.027 Tax Code

Status: Filed

Current law limits the kinds of images of residential property that an appraisal district can post on the Internet. This bill would loosen the restrictions and allow an appraisal district to post: 1) an aerial photo depicting more than one separately owned building; 2) a street level photograph of only the exterior of a building; or (3) a field record or overhead sketch of the property that depicts

only the outline of one or more buildings, the general landscape features of the property, and/or the dimensions of or distances between the buildings and features.

H.B. 2787

Author: Turner

Amends/Enacts: §§5.044 and 6.0302 Tax Code

Status: Filed

The comptroller would create a mandatory training course for appraisal districts' directors. The course would be at least four hours long. A director would have to complete the course at the beginning of every term to which he/she was appointed or elected. Before seeking appointment or election to the board of directors, a person would have to sign a document acknowledging that he/she understood the board's duties.

S.B. 974

Author: Eckhardt

Amends/Enacts: §6.412 Tax Code

Status: Filed

A teacher in a public school would be eligible to serve on an ARB.

S.B. 1163

Author: Hughes

Amends/Enacts: §41.45 Tax Code

Status: Filed

Under current law a property who is not represented by an agent is entitled to one postponement of an ARB hearing just for the asking. This bill would extend that entitlement to agents. The bill also states that good cause for a postponement would include a claim "that the property owner or the owner's agent was unable to attend the scheduled hearing because the owner or agent was appearing before a different panel of the same appraisal review board at the time of the scheduled hearing."

Miscellaneous

H.B. 165

Author: Vasut

Amends/Enacts: The whole Property Tax Code

Status: Filed

This bill would eliminate property taxes. A joint legislative committee would study alternatives.

H.B. 698

Author: Harrison

Amends/Enacts: The whole Property Tax Code

Status: Filed

H.J.R. 64

Author: Harrison

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

This proposed constitutional amendment and related bill would eliminate property taxes. A joint legislative committee would study replacing property taxes with sales taxes.