

By: Rogers

H.B. No. 65

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the authority of the chief appraiser of an appraisal
3 district to consider a sale of real property to be a comparable sale
4 when using the market data comparison method of appraisal to
5 determine the market value of real property for ad valorem tax
6 purposes.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

8 SECTION 1. Sections 23.013(b) and (b-1), Tax Code, are
9 amended to read as follows:

10 (b) A sale is not considered to be a comparable sale unless
11 the sale occurred:

12 (1) not earlier than [within] 24 months before [of]
13 the date [~~as of which~~] the market value of the subject property is
14 to be determined, except that a sale that occurred earlier [did not
15 ~~occur during that period]~~ may be considered to be a comparable sale
16 if enough comparable properties were not sold during the 24-month
17 ~~[that]~~ period to constitute a representative sample; and

18 (2) not later than January 1 of the tax year for which
19 the market value of the subject property is to be determined.

20 (b-1) Notwithstanding Subsection (b)(1) [(b)], for a
21 residential property in a county with a population of more than
22 150,000, a sale is not considered to be a comparable sale unless the
23 sale occurred within 36 months of the date as of which the market
24 value of the subject property is to be determined, regardless of the

1 number of comparable properties sold during that period.

2 SECTION 2. This Act applies only to the appraisal for ad
3 valorem tax purposes of real property for a tax year that begins on
4 or after the effective date of this Act.

5 SECTION 3. This Act takes effect January 1, 2024.