

By: Guillen

H.B. No. 1244

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the eligibility of land to continue to be appraised for
3 ad valorem tax purposes as qualified open-space land following a
4 transfer to a person who uses the land in materially the same way as
5 the former owner and to late applications for such appraisal filed
6 by the new owner of the land.

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

8 SECTION 1. Section 23.54(e-1), Tax Code, is amended to read
9 as follows:

10 (e-1) For purposes of Subsection (e), the ownership of [the]
11 land that was appraised under this subchapter in the preceding tax
12 year is not considered to have changed if:

13 (1) the ownership of the land is transferred from the
14 former owner to the surviving spouse of the former owner; or

15 (2) after the ownership of the land is transferred
16 from the former owner to the new owner:

17 (A) the new owner uses the land in materially the
18 same way as the former owner used the land during the preceding tax
19 year; and

20 (B) the use described by Paragraph (A) is
21 overseen or conducted by the same individuals who oversaw or
22 conducted that use during the preceding tax year.

23 SECTION 2. Section 23.541, Tax Code, is amended by adding
24 Subsection (a-2) and amending Subsection (b) to read as follows:

1 (a-2) Notwithstanding Subsection (a), the chief appraiser
2 shall accept and approve or deny an application for appraisal under
3 this subchapter after the deadline for filing the application has
4 passed if:

5 (1) the land that is the subject of the application was
6 appraised under this subchapter in the preceding tax year;

7 (2) the new owner uses the land in materially the same
8 way as the former owner used the land during the preceding tax year;
9 and

10 (3) the application is filed not later than the first
11 anniversary of the date ownership of the land was transferred from
12 the former owner to the new owner.

13 (b) If appraisal under this subchapter is approved when the
14 application is filed late, the owner is liable for a penalty of 10
15 percent of the difference between the amount of tax imposed on the
16 property and the amount that would be imposed if the property were
17 taxed at market value. The penalty prescribed by this subsection
18 does not apply to a late application filed under Subsection (a-1) or
19 (a-2).

20 SECTION 3. This Act takes effect January 1, 2026.