

By: Metcalf

H.B. No. 4864

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the eligibility of a person to serve as an arbitrator in
3 a binding arbitration of an appeal of an appraisal review board
4 order.

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

6 SECTION 1. Section 41A.06(b), Tax Code, is amended to read
7 as follows:

8 (b) To initially qualify to serve as an arbitrator under
9 this chapter, a person must:

10 (1) meet the following requirements, as applicable:

11 (A) be licensed as an attorney in this state; or

12 (B) have:

13 (i) completed at least 30 hours of training
14 in arbitration and alternative dispute resolution procedures from a
15 university, college, or legal or real estate trade association; and

16 (ii) been licensed or certified
17 continuously during the five years preceding the date the person
18 agrees to serve as an arbitrator as:

19 (a) a real estate broker or sales
20 agent under Chapter 1101, Occupations Code;

21 (b) a real estate appraiser under
22 Chapter 1103, Occupations Code; ~~[or]~~

23 (c) a certified public accountant
24 under Chapter 901, Occupations Code; or

1 (d) a registered professional
2 appraiser under Chapter 1151, Occupations Code;

3 (2) complete the courses for training and education of
4 appraisal review board members established under Sections 5.041(a)
5 and (e-1) and be issued a certificate for each course indicating
6 course completion;

7 (3) complete the training program on property tax law
8 for the training and education of arbitrators established under
9 Section 5.043; and

10 (4) agree to conduct an arbitration for a fee that is
11 not more than:

12 (A) \$400, if the property qualifies as the
13 owner's residence homestead under Section 11.13 and the appraised
14 or market value, as applicable, of the property is \$500,000 or less,
15 as determined by the order;

16 (B) \$450, if the property qualifies as the
17 owner's residence homestead under Section 11.13 and the appraised
18 or market value, as applicable, of the property is more than
19 \$500,000, as determined by the order;

20 (C) \$450, if the property does not qualify as the
21 owner's residence homestead under Section 11.13 and the appraised
22 or market value, as applicable, of the property is \$1 million or
23 less, as determined by the order;

24 (D) \$750, if the property does not qualify as the
25 owner's residence homestead under Section 11.13 and the appraised
26 or market value, as applicable, of the property is more than \$1
27 million but not more than \$2 million, as determined by the order;

1 (E) \$1,000, if the property does not qualify as
2 the owner's residence homestead under Section 11.13 and the
3 appraised or market value, as applicable, of the property is more
4 than \$2 million but not more than \$3 million, as determined by the
5 order; or

6 (F) \$1,500, if the property does not qualify as
7 the owner's residence homestead under Section 11.13 and the
8 appraised or market value, as applicable, of the property is more
9 than \$3 million but not more than \$5 million, as determined by the
10 order.

11 SECTION 2. This Act takes effect immediately if it receives
12 a vote of two-thirds of all the members elected to each house, as
13 provided by Section 39, Article III, Texas Constitution. If this
14 Act does not receive the vote necessary for immediate effect, this
15 Act takes effect September 1, 2025.