

By: Howard of Fort Bend, Rodriguez, Flores,
Davis of Dallas

H.B. No. 2436

A BILL TO BE ENTITLED

AN ACT

relating to the duty of certain persons who conduct a closing to provide information to the purchaser or other transferee of a single-family residential structure regarding the exemption from ad valorem taxation applicable to a residence homestead.

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

SECTION 1. Subchapter C, Chapter 11, Tax Code, is amended by adding Section 11.49 to read as follows:

Sec. 11.49. ASSISTANCE WITH RESIDENCE HOMESTEAD EXEMPTION APPLICATION. (a) A settlement agent who conducts a closing on a sale or other transfer of title to a single-family residential structure or a single unit of other residential property shall provide to the purchaser or other transferee as applicable:

(1) a copy of the form used by each appraisal district in which the property is located for applying for residence homestead exemptions under Section 11.13; and

(2) the following information:

(A) the type of residence homestead exemptions available under Section 11.13 and instructions on how to file an application for applicable exemptions with each appraisal district in which the property is located;

(B) the location, including the mailing and physical address, of each appraisal district in which the property is located; and

1 (C) the deadline by which the appraisal district
2 must receive the application for the purchaser or other transferee
3 to qualify for any applicable residence homestead exemptions under
4 Section 11.13.

5 (b) A person who is required to provide a form and
6 information under this section is not liable to the purchaser or
7 other transferee of the property for:

8 (1) an error in the information provided; or

9 (2) the person's failure to provide the form or
10 information.

11 SECTION 2. Section 11.49, Tax Code, as added by this Act,
12 applies only to a sale or other transfer of title to real property
13 that occurs on or after the effective date of this Act.

14 SECTION 3. This Act takes effect September 1, 2007.