

1-1 By: Zaffirini S.B. No. 972
 1-2 (In the Senate - Filed February 21, 2017; March 1, 2017,
 1-3 read first time and referred to Committee on Finance;
 1-4 March 20, 2017, reported adversely, with favorable Committee
 1-5 Substitute by the following vote: Yeas 15, Nays 0; March 20, 2017,
 1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18	X			
1-19	X			
1-20	X			
1-21	X			
1-22	X			
1-23	X			

1-24 COMMITTEE SUBSTITUTE FOR S.B. No. 972 By: Hinojosa

1-25 A BILL TO BE ENTITLED
 1-26 AN ACT

1-27 relating to the reappraisal for ad valorem taxation purposes of
 1-28 real property on which a building completely destroyed by a
 1-29 casualty is located.

1-30 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-31 SECTION 1. Subchapter A, Chapter 23, Tax Code, is amended by
 1-32 adding Section 23.025 to read as follows:

1-33 Sec. 23.025. REAPPRAISAL OF PROPERTY DESTROYED BY CASUALTY.

1-34 (a) A property owner may request the chief appraiser of an
 1-35 appraisal district in which a residence homestead owned and
 1-36 occupied by the property owner is located to reappraise property
 1-37 that is the property owner's residence homestead if a building
 1-38 located on the property is completely destroyed by a casualty. The
 1-39 owner must make the request in writing not later than the 180th day
 1-40 after the date the casualty occurs.

1-41 (b) Except as provided by this subsection, the chief
 1-42 appraiser shall reappraise property described by Subsection (a) if
 1-43 requested to do so by the owner of the property. The chief
 1-44 appraiser is not required to reappraise the property if the
 1-45 governing body of a taxing unit has authorized reappraisal of the
 1-46 same property under Section 23.02 as the result of the same
 1-47 casualty.

1-48 (c) The comptroller, in consultation with appraisal
 1-49 districts, shall develop guidelines for determining the process for
 1-50 reappraising property under this section, including for
 1-51 determining whether property is completely destroyed by casualty
 1-52 and for calculating an appropriate value of any residence homestead
 1-53 exemption and appraisal cap applied during or after the tax year for
 1-54 which the property is reappraised.

1-55 (d) The chief appraiser shall complete the reappraisal of
 1-56 property as soon as practicable after a request is made.

1-57 (e) The chief appraiser shall include in the appraisal
 1-58 records:

- 1-59 (1) the date the casualty occurred;
- 1-60 (2) the appraised value of the property before the

2-1 casualty occurred;
2-2 (3) the appraised value of the property immediately
2-3 after the casualty occurred; and
2-4 (4) any other information required to be included in
2-5 the records.

2-6 (f) The amount of the taxes imposed by a taxing unit on
2-7 property reappraised under this section for the tax year in which a
2-8 casualty occurs is calculated by:

2-9 (1) multiplying the amount of the taxes that otherwise
2-10 would be imposed by the taxing unit on the property for the entire
2-11 year by a fraction, the denominator of which is 365 and the
2-12 numerator of which is the number of days that elapsed before the
2-13 date the casualty occurred;

2-14 (2) multiplying the amount of the taxes that would be
2-15 imposed by the taxing unit on the property for the entire year based
2-16 on the reappraised value of the property by a fraction, the
2-17 denominator of which is 365 and the numerator of which is the number
2-18 of days, including the date the casualty occurred, remaining in the
2-19 tax year; and

2-20 (3) adding the amounts calculated under Subdivisions
2-21 (1) and (2).

2-22 (g) If property is reappraised under this section, the
2-23 assessor for each taxing unit shall calculate the amount of the tax
2-24 due on the property as provided by this section. If the property is
2-25 reappraised after the amount of the tax due on the property is
2-26 calculated, the assessor shall recalculate the amount of the tax
2-27 due on the property and correct the tax roll. If the tax bill has
2-28 been mailed and the tax on the property has not been paid, the
2-29 assessor shall mail a corrected tax bill to the person in whose name
2-30 the property is listed on the tax roll or to the person's authorized
2-31 agent. If the tax on the property has been paid, the tax collector
2-32 for the taxing unit shall refund to the person who paid the tax the
2-33 amount by which the payment exceeded the tax due.

2-34 SECTION 2. Not later than September 1, 2018, the
2-35 comptroller shall develop guidelines required by Section 23.025,
2-36 Tax Code, as added by this Act, and shall distribute those
2-37 guidelines to each appraisal district.

2-38 SECTION 3. The change in law made by this Act applies to the
2-39 reappraisal of real property on which a building completely
2-40 destroyed by a casualty is located only if the casualty occurs on or
2-41 after the effective date of this Act.

2-42 SECTION 4. This Act takes effect immediately if it receives
2-43 a vote of two-thirds of all the members elected to each house, as
2-44 provided by Section 39, Article III, Texas Constitution. If this
2-45 Act does not receive the vote necessary for immediate effect, this
2-46 Act takes effect September 1, 2017.

2-47 * * * * *