

By: Huffman

S.B. No. 1247

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the effective date of certain actions taken by the
3 commissioner of education against school districts that exceed the
4 equalized wealth level and to reattachment of property detached
5 from a school district by the commissioner of education to achieve
6 the equalized wealth level.

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

8 SECTION 1. Section 41.004, Education Code, is amended by
9 amending Subsections (a) and (d) and adding Subsection (e) to read
10 as follows:

11 (a) Not later than July 15 of each year, using the estimate
12 of enrollment under Section 42.254, the commissioner shall review
13 the wealth per student of school districts in the state and shall
14 notify:

15 (1) each district with wealth per student exceeding
16 the equalized wealth level;

17 (2) each district to which the commissioner proposes
18 to annex property detached from a district notified under
19 Subdivision (1), if necessary, under Subchapter G; ~~and~~

20 (3) each district to which the commissioner proposes
21 to reattach property previously detached from the district under
22 Subchapter G; and

23 (4) each district to which the commissioner proposes
24 to consolidate a district notified under Subdivision (1), if

1 necessary, under Subchapter H.

2 (d) Except as provided by Subsection (e), a [A] detachment
3 and annexation, reattachment, or consolidation under this chapter:

4 (1) is effective for Foundation School Program funding
5 purposes for the school year that begins in the calendar year
6 following the year in which the detachment and annexation,
7 reattachment, or consolidation is [~~agreed to or~~] ordered; and

8 (2) applies to the ad valorem taxation of property
9 beginning with the tax year in which the [~~agreement or~~] order is
10 effective.

11 (e) A consolidation or detachment and annexation agreed to
12 under Subchapter B or C:

13 (1) is effective for Foundation School Program funding
14 purposes for the school year that begins in the calendar year in
15 which the consolidation or detachment and annexation is agreed to;
16 and

17 (2) applies to the ad valorem taxation of property
18 beginning with the tax year in which the agreement is effective.

19 SECTION 2. Section 41.202(a), Education Code, is amended to
20 read as follows:

21 (a) For purposes of this subchapter, the taxable value of an
22 individual parcel or other item of property and the total taxable
23 value of property in a school district resulting from the
24 detachment of property from a district, [~~or~~] annexation of property
25 to that district, or reattachment of property to a district is
26 determined by applying the appraisal ratio for the appropriate
27 category of property determined under Subchapter M, Chapter 403,

1 Government Code, for the preceding tax year to the taxable value of
2 the detached, ~~[or]~~ annexed, or reattached property determined under
3 Title 1, Tax Code, for the preceding tax year.

4 SECTION 3. The heading to Section 41.203, Education Code,
5 is amended to read as follows:

6 Sec. 41.203. PROPERTY SUBJECT TO DETACHMENT AND ANNEXATION
7 OR REATTACHMENT.

8 SECTION 4. Section 41.203, Education Code, is amended by
9 adding Subsection (a-1) to read as follows:

10 (a-1) Any property detached and annexed under this
11 subchapter is subject to reattachment under Section 41.2065,
12 regardless of whether the property continues to satisfy the
13 limitation imposed under Subsection (a).

14 SECTION 5. Subchapter G, Chapter 41, Education Code, is
15 amended by adding Section 41.2065 to read as follows:

16 Sec. 41.2065. REATTACHMENT OF DETACHED AND ANNEXED
17 PROPERTY. (a) If property has been detached from a school district
18 and annexed to another school district by the commissioner under
19 this subchapter, the commissioner shall reattach the property to
20 the original school district if that district's wealth per student
21 for a subsequent school year is determined to be \$10,000 or more
22 below each equalized wealth level specified by Section 41.002 that:

23 (1) applies to the district's maintenance and
24 operations tax effort; and

25 (2) would, if the district's wealth per student
26 exceeded that equalized wealth level, require the district to take
27 action to reduce the district's wealth per student under this

1 chapter.

2 (b) In determining the property to be reattached under this
3 section, the commissioner shall reattach one or more whole parcels
4 or items of property in ascending order of the taxable value of each
5 parcel or item, beginning with the parcel or item having the lowest
6 taxable value, until the district reaches a wealth per student
7 equal as nearly as possible to, but not exceeding, the lowest
8 equalized wealth level described by Subsection (a).

9 (c) The commissioner shall adopt rules necessary for the
10 reattachment of property under this section, including rules for
11 the reattachment of only a portion of a parcel or item of property
12 if reattachment of the entire parcel or item would increase the
13 district's wealth per student to an amount that is more than
14 permitted by this section.

15 SECTION 6. Section 41.208(a), Education Code, is amended to
16 read as follows:

17 (a) The commissioner shall order any detachments, ~~and~~
18 annexations, and reattachments of property under this subchapter
19 not later than November 8 of each year.

20 SECTION 7. Section 41.209, Education Code, is amended to
21 read as follows:

22 Sec. 41.209. TREATMENT OF SUBDIVIDED PROPERTY. (a) If the
23 commissioner orders the detachment, ~~or~~ annexation, or
24 reattachment of a portion of a parcel or item of property under this
25 subchapter, the order shall specify the portion of the taxable
26 value of the property to be detached, ~~or~~ annexed, or reattached
27 and may, but need not, describe the specific area of the parcel or

1 item to be detached, ~~[or]~~ annexed, or reattached.

2 (b) If an order for the detachment, ~~[or]~~ annexation, or
3 reattachment of a portion of a parcel or item of property does not
4 describe the specific area of the parcel or item to be detached,
5 ~~[or]~~ annexed, or reattached, the commissioner, as soon as
6 practicable after issuing the order, shall determine the specific
7 area to be detached, ~~[or]~~ annexed, or reattached and shall certify
8 that determination to the appraisal district for the county in
9 which the property is located.

10 (c) If portions of a parcel or item of property are located
11 in two or more school districts as the result of a detachment, ~~[or]~~
12 annexation, or reattachment, the parcel or item shall be appraised
13 for taxation as a unit, and the commissioner shall determine the
14 portion of the taxable value of the property that is located in each
15 of those school districts based on the square footage of the
16 property, or any other reasonable method adopted by the
17 commissioner.

18 SECTION 8. Section 41.210(b), Education Code, is amended to
19 read as follows:

20 (b) As soon as practicable after the detachment and
21 annexation or the reattachment of property, the chief appraiser of
22 the appraisal district in which the property is located shall send a
23 written notice of the detachment and annexation or the reattachment
24 to the owner of any property taxable in a different school district
25 as a result of the detachment and annexation or the reattachment.
26 The notice must include the name of the school district by which the
27 property is taxable after the detachment and annexation or the

1 reattachment.

2 SECTION 9. Section 41.211, Education Code, is amended to
3 read as follows:

4 Sec. 41.211. STUDENT ATTENDANCE. (a) A student who is a
5 resident of real property detached from a school district may
6 choose to attend school in that district or in the district to which
7 the property is annexed. For purposes of determining average daily
8 attendance under Section 42.005, the student shall be counted in
9 the district to which the property is annexed. If the student
10 chooses to attend school in the district from which the property is
11 detached, the state shall withhold any foundation school funds from
12 the district to which the property is annexed and shall allocate to
13 the district in which the student is attending school those funds
14 and the amount of funds equal to the difference between the state
15 funds the district is receiving for the student and the district's
16 cost in educating the student.

17 (b) A student who is a resident of real property reattached
18 to a school district may choose to attend school in that district or
19 in the district to which the property was previously annexed. For
20 purposes of determining average daily attendance under Section
21 42.005, the student shall be counted in the district to which the
22 property is reattached. If the student chooses to attend school in
23 the district to which the property was previously annexed, the
24 state shall withhold any foundation school funds from the district
25 to which the property is reattached and shall allocate to the
26 district in which the student is attending school those funds and
27 the amount of funds equal to the difference between the state funds

1 the district is receiving for the student and the district's cost in
2 educating the student.

3 SECTION 10. Section 41.212, Education Code, is amended to
4 read as follows:

5 Sec. 41.212. BOND TAXES. (a) Property detached from a
6 school district is released from the obligation for any tax to pay
7 principal and interest on bonds authorized by the district before
8 detachment. The property is subject to any tax to pay principal or
9 interest on bonds authorized by the district to which the property
10 is annexed whether authorized before or after annexation.

11 (b) Property reattached to a school district is released
12 from the obligation for any tax to pay principal and interest on
13 bonds authorized by the district the property was annexed to before
14 reattachment. The property is subject to any tax to pay principal
15 or interest on bonds authorized by the district to which the
16 property is reattached whether authorized before or after
17 reattachment.

18 SECTION 11. This Act takes effect immediately if it
19 receives a vote of two-thirds of all the members elected to each
20 house, as provided by Section 39, Article III, Texas Constitution.
21 If this Act does not receive the vote necessary for immediate
22 effect, this Act takes effect September 1, 2017.