

By: Raymond

H.B. No. 1201

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to an exemption from ad valorem taxation of real property  
3 owned by a charitable organization for the purpose of renting the  
4 property at below-market rates to low-income or moderate-income  
5 individuals or families.

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

7 SECTION 1. Section [11.18](#), Tax Code, is amended by amending  
8 Subsection (d) and adding Subsection (r) to read as follows:

9 (d) A charitable organization must be organized exclusively  
10 to perform religious, charitable, scientific, literary, or  
11 educational purposes and, except as permitted by Subsections (h)  
12 and (l), engage exclusively in performing one or more of the  
13 following charitable functions:

14 (1) providing medical care without regard to the  
15 beneficiaries' ability to pay, which in the case of a nonprofit  
16 hospital or hospital system means providing charity care and  
17 community benefits in accordance with Section [11.1801](#);

18 (2) providing support or relief to orphans,  
19 delinquent, dependent, or handicapped children in need of  
20 residential care, abused or battered spouses or children in need of  
21 temporary shelter, the impoverished, or victims of natural disaster  
22 without regard to the beneficiaries' ability to pay;

23 (3) providing support without regard to the  
24 beneficiaries' ability to pay to:

- 1           (A) elderly persons, including the provision of:
- 2                 (i) recreational or social activities; and
- 3                 (ii) facilities designed to address the
- 4 special needs of elderly persons; or
- 5           (B) the handicapped, including training and
- 6 employment:
- 7                 (i) in the production of commodities; or
- 8                 (ii) in the provision of services under 41
- 9 U.S.C. Sections 8501-8506;
- 10           (4) preserving a historical landmark or site;
- 11           (5) promoting or operating a museum, zoo, library,
- 12 theater of the dramatic or performing arts, or symphony orchestra
- 13 or choir;
- 14           (6) promoting or providing humane treatment of
- 15 animals;
- 16           (7) acquiring, storing, transporting, selling, or
- 17 distributing water for public use;
- 18           (8) answering fire alarms and extinguishing fires with
- 19 no compensation or only nominal compensation to the members of the
- 20 organization;
- 21           (9) promoting the athletic development of boys or
- 22 girls under the age of 18 years;
- 23           (10) preserving or conserving wildlife;
- 24           (11) promoting educational development through loans
- 25 or scholarships to students;
- 26           (12) providing halfway house services pursuant to a
- 27 certification as a halfway house by the parole division of the Texas

1 Department of Criminal Justice;

2           (13) providing permanent housing and related social,  
3 health care, and educational facilities for persons who are 62  
4 years of age or older without regard to the residents' ability to  
5 pay;

6           (14) promoting or operating an art gallery, museum, or  
7 collection, in a permanent location or on tour, that is open to the  
8 public;

9           (15) providing for the organized solicitation and  
10 collection for distributions through gifts, grants, and agreements  
11 to nonprofit charitable, education, religious, and youth  
12 organizations that provide direct human, health, and welfare  
13 services;

14           (16) performing biomedical or scientific research or  
15 biomedical or scientific education for the benefit of the public;

16           (17) operating a television station that produces or  
17 broadcasts educational, cultural, or other public interest  
18 programming and that receives grants from the Corporation for  
19 Public Broadcasting under 47 U.S.C. Section 396, as amended;

20           (18) providing housing for low-income and  
21 moderate-income families, for unmarried individuals 62 years of age  
22 or older, for handicapped individuals, and for families displaced  
23 by urban renewal, through the use of trust assets that are  
24 irrevocably and, pursuant to a contract entered into before  
25 December 31, 1972, contractually dedicated on the sale or  
26 disposition of the housing to a charitable organization that  
27 performs charitable functions described by Subdivision (9);

1           (19) providing housing and related services to persons  
2 who are 62 years of age or older in a retirement community, if the  
3 retirement community provides independent living services,  
4 assisted living services, and nursing services to its residents on  
5 a single campus:

6           (A) without regard to the residents' ability to  
7 pay; or

8           (B) in which at least four percent of the  
9 retirement community's combined net resident revenue is provided in  
10 charitable care to its residents;

11          (20) providing housing on a cooperative basis to  
12 students of an institution of higher education if:

13           (A) the organization is exempt from federal  
14 income taxation under Section 501(a), Internal Revenue Code of  
15 1986, as amended, by being listed as an exempt entity under Section  
16 501(c)(3) of that code;

17           (B) membership in the organization is open to all  
18 students enrolled in the institution and is not limited to those  
19 chosen by current members of the organization;

20           (C) the organization is governed by its members;  
21 and

22           (D) the members of the organization share the  
23 responsibility for managing the housing;

24          (21) acquiring, holding, and transferring unimproved  
25 real property under an urban land bank demonstration program  
26 established under Chapter 379C, Local Government Code, as or on  
27 behalf of a land bank;

1           (22) acquiring, holding, and transferring unimproved  
2 real property under an urban land bank program established under  
3 Chapter 379E, Local Government Code, as or on behalf of a land bank;

4           (23) providing housing and related services to  
5 individuals who:

6                 (A) are unaccompanied and homeless and have a  
7 disabling condition; and

8                 (B) have been continuously homeless for a year or  
9 more or have had at least four episodes of homelessness in the  
10 preceding three years;

11           (24) operating a radio station that broadcasts  
12 educational, cultural, or other public interest programming,  
13 including classical music, and that in the preceding five years has  
14 received or been selected to receive one or more grants from the  
15 Corporation for Public Broadcasting under 47 U.S.C. Section 396, as  
16 amended; ~~or~~

17           (25) providing, without regard to the beneficiaries'  
18 ability to pay, tax return preparation services and assistance with  
19 other financial matters; or

20                 (26) providing:

21                         (A) housing counseling services without regard  
22 to the beneficiaries' ability to pay; and

23                         (B) rental housing to low-income and  
24 moderate-income individuals and families at below-market rates.

25                 (r) The exemption authorized by Subsection (d)(26) applies  
26 only to property that is used to provide rental housing to  
27 low-income and moderate-income individuals and families at

1 below-market rates.

2 SECTION 2. This Act applies only to an ad valorem tax year  
3 that begins on or after the effective date of this Act.

4 SECTION 3. This Act takes effect January 1, 2020.