

By: Lucio III

H.B. No. 2695

A BILL TO BE ENTITLED

AN ACT

1
2 relating to an exemption from ad valorem taxation of a portion of
3 the appraised value of a residence homestead based on the average
4 appraised value of all qualified residence homesteads located in
5 the same county.

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

7 SECTION 1. Section 11.13, Tax Code, is amended by adding
8 Subsection (s) to read as follows:

9 (s) In addition to any other exemptions provided by this
10 section, an individual is entitled to an exemption from taxation by
11 a taxing unit of a portion of the appraised value of the
12 individual's residence homestead in an amount equal to 10 percent,
13 or a greater percentage not to exceed 25 percent specified by the
14 governing body of the taxing unit before July 1 in the manner
15 provided by law for official action by the body, of the average
16 appraised value in the current tax year of all residence homesteads
17 that are located in the same county as the individual's homestead
18 and that qualify for an exemption under this section. The chief
19 appraiser shall determine the average appraised value of those
20 residence homesteads according to the appraisal records as of
21 August 1, including all corrections and changes made as a result of
22 actions taken under Section 25.25 and Chapters 41 and 42 as of that
23 date.

24 SECTION 2. Section 25.19(b), Tax Code, is amended to read as

1 follows:

2 (b) The chief appraiser shall separate real from personal
3 property and include in the notice for each:

4 (1) a list of the taxing units in which the property is
5 taxable;

6 (2) the appraised value of the property in the
7 preceding year;

8 (3) the taxable value of the property in the preceding
9 year for each taxing unit taxing the property;

10 (4) the appraised value of the property for the
11 current year, the kind and amount of each exemption and partial
12 exemption, if any, approved for the property for the current year
13 and for the preceding year, including an estimate for each taxing
14 unit of the amount of the exemption under Section 11.13(s), if
15 applicable, approved for the property for the current year, and, if
16 an exemption or partial exemption that was approved for the
17 preceding year was canceled or reduced for the current year, the
18 amount of the exemption or partial exemption canceled or reduced;

19 (5) if the appraised value is greater than it was in
20 the preceding year, the amount of tax that would be imposed on the
21 property on the basis of the tax rate for the preceding year;

22 (6) in *italic* typeface, the following
23 statement: "The Texas Legislature does not set the amount of your
24 local taxes. Your property tax burden is decided by your locally
25 elected officials, and all inquiries concerning your taxes should
26 be directed to those officials.";

27 (7) a detailed explanation of the time and procedure

1 for protesting the value;

2 (8) the date and place the appraisal review board will
3 begin hearing protests; and

4 (9) a brief explanation that the governing body of
5 each taxing unit decides whether [~~or not~~] taxes on the property will
6 increase and that the appraisal district only determines the value
7 of the property.

8 SECTION 3. This Act applies only to ad valorem taxes imposed
9 for a tax year beginning on or after the effective date of this Act.

10 SECTION 4. This Act takes effect January 1, 2020, but only
11 if the constitutional amendment proposed by the 86th Legislature,
12 Regular Session, 2019, authorizing the legislature to provide for
13 an exemption from ad valorem taxation of a portion of the assessed
14 value of a residence homestead based on the average assessed value
15 of all qualified residence homesteads that are located in the same
16 county as the homestead is approved by the voters. If that
17 amendment is not approved by the voters, this Act has no effect.