

By: Seliger

S.B. No. 1086

A BILL TO BE ENTITLED

1 AN ACT

2 relating to a limitation on increases in the appraised value of real  
3 property for ad valorem tax purposes.

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

5 SECTION 1. Section 1.12(d), Tax Code, is amended to read as  
6 follows:

7 (d) For purposes of this section, the appraisal ratio of  
8 real property [~~a homestead~~] to which Section 23.23 applies is the  
9 ratio of the property's market value as determined by the appraisal  
10 district or appraisal review board, as applicable, to the market  
11 value of the property according to law. The appraisal ratio is not  
12 calculated according to the appraised value of the property as  
13 limited by Section 23.23.

14 SECTION 2. The heading to Section 23.23, Tax Code, is  
15 amended to read as follows:

16 Sec. 23.23. LIMITATION ON APPRAISED VALUE OF REAL PROPERTY  
17 [~~RESIDENCE HOMESTEAD~~].

18 SECTION 3. Section 23.23, Tax Code, is amended by amending  
19 Subsections (a), (b), (c), and (e) and adding Subsections (c-1),  
20 (c-2), and (c-3) to read as follows:

21 (a) Notwithstanding the requirements of Section 25.18 and  
22 regardless of whether the appraisal office has appraised the  
23 property and determined the market value of the property for the tax  
24 year, an appraisal office may increase the appraised value of real

1 property [~~a residence homestead~~] for a tax year to an amount not to  
2 exceed the lesser of:

3 (1) the market value of the property for the most  
4 recent tax year that the market value was determined by the  
5 appraisal office; or

6 (2) the sum of:

7 (A) five [~~10~~] percent of the appraised value of  
8 the property for the preceding tax year;

9 (B) the appraised value of the property for the  
10 preceding tax year; and

11 (C) the market value of all new improvements to  
12 the property.

13 (b) When appraising real property [~~a residence homestead~~],  
14 the chief appraiser shall:

15 (1) appraise the property at its market value; and

16 (2) include in the appraisal records both the market  
17 value of the property and the amount computed under Subsection  
18 (a)(2).

19 (c) The limitation provided by Subsection (a) takes effect  
20 on January 1 of the tax year following the first tax year in which  
21 the owner owns the property on January 1, or, if the property  
22 qualifies as the [~~to a~~] residence homestead of the owner under  
23 Section 11.13 in the tax year in which the owner acquires the  
24 property, the limitation takes effect on January 1 of the tax year  
25 following that [~~the first~~] tax year [~~the owner qualifies the~~  
26 ~~property for an exemption under Section 11.13~~]. Except as provided  
27 by Subsection (c-1) or (c-2), the [~~The~~] limitation expires on

1 January 1 of the first tax year following the year in which [~~that~~  
2 ~~neither~~] the owner of the property ceases to own the property.

3 (c-1) If property subject to a limitation under this section  
4 qualifies for an exemption under Section 11.13 when the ownership  
5 of the property is transferred to the owner's spouse or surviving  
6 spouse, the limitation expires on January 1 of the first tax year  
7 following the year in which [~~when the limitation took effect nor~~]  
8 the owner's spouse or surviving spouse ceases to own the property,  
9 unless the limitation is further continued under this subsection on  
10 the subsequent transfer to a spouse or surviving spouse [~~qualifies~~  
11 ~~for an exemption under Section 11.13~~].

12 (c-2) If property subject to a limitation under Subsection  
13 (a), other than a residence homestead, is owned by two or more  
14 persons, the limitation expires on January 1 of the first tax year  
15 following the year in which the ownership of at least a 50 percent  
16 interest in the property is sold or otherwise transferred.

17 (c-3) For purposes of applying the limitation provided by  
18 this section in the first tax year after the 2019 tax year in which  
19 the property is appraised for taxation:

20 (1) the property is considered to have been appraised  
21 for taxation in the 2019 tax year at a market value equal to the  
22 appraised value of the property for that tax year;

23 (2) a person who acquired real property in a tax year  
24 before the 2019 tax year is considered to have acquired the property  
25 on January 1, 2019; and

26 (3) a person who qualified the property for an  
27 exemption under Section 11.13 as the person's residence homestead

1 for any portion of the 2019 tax year is considered to have acquired  
2 the property in the 2019 tax year.

3 (e) In this section, "new improvement" means an improvement  
4 to real property [~~a residence homestead~~] made after the most recent  
5 appraisal of the property that increases the market value of the  
6 property and the value of which is not included in the appraised  
7 value of the property for the preceding tax year. The term does not  
8 include repairs to or ordinary maintenance of an existing structure  
9 or the grounds or another feature of the property.

10 SECTION 4. Section 42.26(d), Tax Code, is amended to read as  
11 follows:

12 (d) For purposes of this section, the value of the property  
13 subject to the suit and the value of a comparable property or sample  
14 property that is used for comparison must be the market value  
15 determined by the appraisal district when the property is [~~a~~  
16 ~~residence homestead~~] subject to the limitation on appraised value  
17 imposed by Section 23.23.

18 SECTION 5. Sections 403.302(d) and (i), Government Code,  
19 are amended to read as follows:

20 (d) For the purposes of this section, "taxable value" means  
21 the market value of all taxable property less:

22 (1) the total dollar amount of any residence homestead  
23 exemptions lawfully granted under Section 11.13(b) or (c), Tax  
24 Code, in the year that is the subject of the study for each school  
25 district;

26 (2) one-half of the total dollar amount of any  
27 residence homestead exemptions granted under Section 11.13(n), Tax

1 Code, in the year that is the subject of the study for each school  
2 district;

3 (3) the total dollar amount of any exemptions granted  
4 before May 31, 1993, within a reinvestment zone under agreements  
5 authorized by Chapter 312, Tax Code;

6 (4) subject to Subsection (e), the total dollar amount  
7 of any captured appraised value of property that:

8 (A) is within a reinvestment zone created on or  
9 before May 31, 1999, or is proposed to be included within the  
10 boundaries of a reinvestment zone as the boundaries of the zone and  
11 the proposed portion of tax increment paid into the tax increment  
12 fund by a school district are described in a written notification  
13 provided by the municipality or the board of directors of the zone  
14 to the governing bodies of the other taxing units in the manner  
15 provided by former Section 311.003(e), Tax Code, before May 31,  
16 1999, and within the boundaries of the zone as those boundaries  
17 existed on September 1, 1999, including subsequent improvements to  
18 the property regardless of when made;

19 (B) generates taxes paid into a tax increment  
20 fund created under Chapter 311, Tax Code, under a reinvestment zone  
21 financing plan approved under Section 311.011(d), Tax Code, on or  
22 before September 1, 1999; and

23 (C) is eligible for tax increment financing under  
24 Chapter 311, Tax Code;

25 (5) the total dollar amount of any captured appraised  
26 value of property that:

27 (A) is within a reinvestment zone:

1 (i) created on or before December 31, 2008,  
2 by a municipality with a population of less than 18,000; and

3 (ii) the project plan for which includes  
4 the alteration, remodeling, repair, or reconstruction of a  
5 structure that is included on the National Register of Historic  
6 Places and requires that a portion of the tax increment of the zone  
7 be used for the improvement or construction of related facilities  
8 or for affordable housing;

9 (B) generates school district taxes that are paid  
10 into a tax increment fund created under Chapter 311, Tax Code; and

11 (C) is eligible for tax increment financing under  
12 Chapter 311, Tax Code;

13 (6) the total dollar amount of any exemptions granted  
14 under Section 11.251 or 11.253, Tax Code;

15 (7) the difference between the comptroller's estimate  
16 of the market value and the productivity value of land that  
17 qualifies for appraisal on the basis of its productive capacity,  
18 except that the productivity value estimated by the comptroller may  
19 not exceed the fair market value of the land;

20 (8) the portion of the appraised value of residence  
21 homesteads of individuals who receive a tax limitation under  
22 Section 11.26, Tax Code, on which school district taxes are not  
23 imposed in the year that is the subject of the study, calculated as  
24 if the residence homesteads were appraised at the full value  
25 required by law;

26 (9) a portion of the market value of property not  
27 otherwise fully taxable by the district at market value because of:

1 (A) action required by statute or the  
2 constitution of this state, other than Section 11.311, Tax Code,  
3 that, if the tax rate adopted by the district is applied to it,  
4 produces an amount equal to the difference between the tax that the  
5 district would have imposed on the property if the property were  
6 fully taxable at market value and the tax that the district is  
7 actually authorized to impose on the property, if this subsection  
8 does not otherwise require that portion to be deducted; or

9 (B) action taken by the district under Subchapter  
10 B or C, Chapter 313, Tax Code, before the expiration of the  
11 subchapter;

12 (10) the market value of all tangible personal  
13 property, other than manufactured homes, owned by a family or  
14 individual and not held or used for the production of income;

15 (11) the appraised value of property the collection of  
16 delinquent taxes on which is deferred under Section 33.06, Tax  
17 Code;

18 (12) the portion of the appraised value of property  
19 the collection of delinquent taxes on which is deferred under  
20 Section 33.065, Tax Code; and

21 (13) the amount by which the market value of real  
22 property [~~a residence homestead~~] to which Section 23.23, Tax Code,  
23 applies exceeds the appraised value of that property as calculated  
24 under that section.

25 (i) If the comptroller determines in the study that the  
26 market value of property in a school district as determined by the  
27 appraisal district that appraises property for the school district,

1 less the total of the amounts and values listed in Subsection (d) as  
2 determined by that appraisal district, is valid, the comptroller,  
3 in determining the taxable value of property in the school district  
4 under Subsection (d), shall for purposes of Subsection (d)(13)  
5 subtract from the market value as determined by the appraisal  
6 district of properties [~~residence homesteads~~] to which Section  
7 23.23, Tax Code, applies the amount by which that amount exceeds the  
8 appraised value of those properties as calculated by the appraisal  
9 district under Section 23.23, Tax Code. If the comptroller  
10 determines in the study that the market value of property in a  
11 school district as determined by the appraisal district that  
12 appraises property for the school district, less the total of the  
13 amounts and values listed in Subsection (d) as determined by that  
14 appraisal district, is not valid, the comptroller, in determining  
15 the taxable value of property in the school district under  
16 Subsection (d), shall for purposes of Subsection (d)(13) subtract  
17 from the market value as estimated by the comptroller of properties  
18 [~~residence homesteads~~] to which Section 23.23, Tax Code, applies  
19 the amount by which that amount exceeds the appraised value of those  
20 properties as calculated by the appraisal district under Section  
21 23.23, Tax Code.

22 SECTION 6. This Act applies only to the appraisal for ad  
23 valorem tax purposes of real property for a tax year that begins on  
24 or after the effective date of this Act.

25 SECTION 7. This Act takes effect January 1, 2020, but only  
26 if the constitutional amendment proposed by the 86th Legislature,  
27 Regular Session, 2019, to authorize the legislature to limit the



1 maximum appraised value of real property for ad valorem tax  
2 purposes to 105 percent or more of the appraised value of the  
3 property for the preceding tax year is approved by the voters. If  
4 that amendment is not approved by the voters, this Act has no  
5 effect.