

BILL ANALYSIS

Senate Research Center
87R5336 DRS-D

S.B. 916
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Local Government
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As Filed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Currently, local governments around the state hire and retain chief appraisers. However, there is not a uniform way for those local entities to inquire on the previous performance of an applicant. If a chief appraiser is unable to pass a methods and assistance program audit and subsequent property value studies, public school districts located within the county often lose funding even though the school district and its students are not at fault.

S.B. 916 requires the Texas Department of Licensing and Regulation to provide an inquiring local government entity information on whether the registered appraiser who is being considered for appointment as chief appraiser for the entity's appraisal district has received a notation of noncompliance.

As proposed, S.B. 916 amends current law relating to information regarding certain noncompliance by an appraisal district in the Texas Department of Licensing and Regulation records of a professional property tax appraiser serving as chief appraiser for the district.

RULEMAKING AUTHORITY

Rulemaking authority is expressly granted to the Texas Commission of Licensing and Regulation in SECTION 1 (Section 1151.109, Occupations Code) of this bill.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Subchapter C, Chapter 1151, Occupations Code, by adding Section 1151.109, as follows:

Sec. 1151.109. INFORMATION ON APPRAISAL DISTRICT NONCOMPLIANCE.
(a) Requires the Texas Commission of Licensing and Regulation (TCLR) by rule to require the Texas Department of Licensing and Regulation (TDLR) to add a notation of noncompliance in the record of a registered professional appraiser who is serving as chief appraiser for an appraisal district that TDLR determines under Section 5.102(e) (relating to the date by which TDLR is required to determine whether the recommendations in most recent report have been substantially implemented), Tax Code, has failed to comply with the recommendations of the Comptroller of Public Accounts of the State of Texas (comptroller) following a review of the district under Section 5.102 (Review of Appraisal Districts), Tax Code.

(b) Authorizes a local governmental entity to request from TDLR information on a registered professional appraiser the entity is considering for appointment as chief appraiser of the entity's appraisal district. Requires TDLR to inform the entity of a notation of noncompliance under Subsection (a) if the appraiser during two or more previous reviews under Section 5.102, Tax Code, served as chief appraiser of an appraisal district that TDLR determined had failed to comply with the comptroller's recommendations under Section 5.102.

SECTION 2. Requires TCLR, as soon as practicable after the effective date of this Act, to adopt rules to implement Section 1151.109, Occupations Code, as added by this Act.

SECTION 3. Effective date: September 1, 2021.