

By: Krause

H.B. No. 2944

A BILL TO BE ENTITLED

AN ACT

relating to the study of school district property values conducted by the comptroller of public accounts.

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

SECTION 1. Section 403.302, Government Code, is amended by amending Subsections (b) and (c) and adding Subsection (b-1) to read as follows:

(b) In conducting the study, the comptroller shall determine the taxable value of property in each school district:

(1) using, if appropriate, samples selected through generally accepted sampling techniques;

(2) according to generally accepted standard valuation, statistical compilation, and analysis techniques; and

~~(3) [ensuring that different levels of appraisal on sold and unsold property do not adversely affect the accuracy of the study, and~~

~~(4)]~~ ensuring that different levels of appraisal resulting from protests determined under Section 41.43, Tax Code, are appropriately adjusted in the study.

(b-1) In conducting a study to determine the values for a tax year, the comptroller may consider a sale of property only if the sale occurred during the preceding tax year.

(c) If after conducting the study the comptroller determines that the local value for a school district is valid, the

1 local value is presumed to represent taxable value for the school
2 district. In the absence of that presumption, taxable value for a
3 school district is the state value for the school district
4 determined by the comptroller under Subsections (a) and (b) unless
5 the local value exceeds the state value, in which case the taxable
6 value for the school district is the district's local value. In
7 determining whether the local value for a school district is valid,
8 the comptroller shall use a margin of error that has a range, the
9 upper limit of which is 105 percent of the state value and the lower
10 limit of which is 90 percent of the state value, [~~does not exceed~~
11 ~~five percent~~] unless the comptroller determines that the size of
12 the sample of properties necessary to make the determination makes
13 the use of such a margin of error not feasible, in which case the
14 comptroller may use a larger margin of error.

15 SECTION 2. The changes in law made by this Act apply only to
16 the annual study conducted under Section 403.302, Government Code,
17 for a tax year that begins on or after January 1, 2022. The annual
18 study for a tax year that begins before that date is covered by the
19 law in effect immediately before the effective date of this Act, and
20 the prior law is continued in effect for that purpose.

21 SECTION 3. This Act takes effect immediately if it receives
22 a vote of two-thirds of all the members elected to each house, as
23 provided by Section 39, Article III, Texas Constitution. If this
24 Act does not receive the vote necessary for immediate effect, this
25 Act takes effect September 1, 2021.