

By: Collier

H.B. No. 4046

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the ad valorem tax appraisal of an older residence
3 homestead located in or near a tax increment financing reinvestment
4 zone.

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

6 SECTION 1. Section 23.013, Tax Code, is amended by adding
7 Subsection (e) to read as follows:

8 (e) Notwithstanding Section 1.04(7), in determining the
9 market value of a residence homestead that is more than 30 years old
10 and located in a tax increment financing reinvestment zone
11 designated by a municipality under Chapter 311 or in the area
12 adjacent to the zone, the chief appraiser for the appraisal
13 district in which the property is located may, as the chief
14 appraiser considers appropriate to fairly appraise the property,
15 exclude from consideration the value of new or substantially
16 remodeled residential properties that are located in the same
17 neighborhood as the residence homestead being appraised and that
18 would otherwise be considered in appraising the residence
19 homestead. For purposes of this subsection, an area adjacent to a
20 tax increment financing reinvestment zone means any area within two
21 miles of the zone's boundaries in any direction that is not located
22 within the boundaries of another reinvestment zone.

23 SECTION 2. This Act applies only to the appraisal for ad
24 valorem tax purposes of a residence homestead for a tax year that

1 begins on or after the effective date of this Act.

2 SECTION 3. This Act takes effect January 1, 2022, but only
3 if the constitutional amendment authorizing the legislature to
4 provide that the officials responsible for appraising property for
5 ad valorem taxation in a county may exclude from consideration the
6 value of new or substantially remodeled residential property when
7 determining the market value of an older residence homestead
8 located in or near a tax increment financing reinvestment zone is
9 approved by the voters. If that amendment is not approved by the
10 voters, this Act has no effect.