

By: Krause

H.J.R. No. 108

A JOINT RESOLUTION

1 proposing a constitutional amendment to authorize the legislature  
2 to establish a lower limit on the maximum appraised value of  
3 residence homesteads for ad valorem tax purposes and to establish a  
4 limit on the value of single-family residences other than residence  
5 homesteads for those purposes.

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

7 SECTION 1. Section 1, Article VIII, Texas Constitution, is  
8 amended by amending Subsection (i) and adding Subsection (k) to  
9 read as follows:

10 (i) Notwithstanding Subsections (a) and (b) of this  
11 section, the Legislature by general law may limit the maximum  
12 appraised value of a residence homestead for ad valorem tax  
13 purposes in a tax year to the lesser of the most recent market value  
14 of the residence homestead as determined by the appraisal entity or  
15 105 [~~110~~] percent, or a greater percentage, of the appraised value  
16 of the residence homestead for the preceding tax year. A limitation  
17 on appraised values authorized by this subsection:

18 (1) takes effect as to a residence homestead on the  
19 later of the effective date of the law imposing the limitation or  
20 January 1 of the tax year following the first tax year the owner  
21 qualifies the property for an exemption under Section 1-b of this  
22 article; and

23 (2) expires on January 1 of the first tax year that  
24 neither the owner of the property when the limitation took effect

1 nor the owner's spouse or surviving spouse qualifies for an  
2 exemption under Section 1-b of this article.

3 (k) Notwithstanding Subsections (a) and (b) of this  
4 section, the Legislature by general law may limit the maximum  
5 appraised value of a single-family residence other than a residence  
6 homestead for ad valorem tax purposes in a tax year to the lesser of  
7 the most recent market value of the property as determined by the  
8 appraisal entity or 110 percent, or a greater percentage, of the  
9 appraised value of the property for the preceding tax year. A  
10 limitation on appraised values authorized by this subsection:

11 (1) takes effect as to a single-family residence on  
12 the later of the effective date of the law imposing the limitation  
13 or January 1 of the tax year following the first tax year in which  
14 the owner owns the property on January 1 and in which the property  
15 is used as a single-family residence; and

16 (2) expires on January 1 of the tax year following the  
17 tax year in which the owner of the property ceases to own the  
18 property or the property ceases to be used as a single-family  
19 residence.

20 SECTION 2. This proposed constitutional amendment shall be  
21 submitted to the voters at an election to be held November 2, 2021.  
22 The ballot shall be printed to provide for voting for or against the  
23 proposition: "The constitutional amendment to authorize the  
24 legislature to limit the maximum appraised value of a residence  
25 homestead for ad valorem tax purposes to 105 percent or more of the  
26 appraised value of the property for the preceding tax year and to  
27 limit the maximum appraised value of a single-family residence

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1 other than a residence homestead for those purposes to 110 percent  
2 or more of the appraised value of the property for the preceding tax  
3 year."