

By: Hughes

S.B. No. 1034

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the inclusion in a notice of appraised value of a
3 property owner's residence homestead delivered to the owner by the
4 chief appraiser of an appraisal district of information regarding
5 the sales prices of other single-family homes in the same
6 neighborhood.

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

8 SECTION 1. Section 25.19, Tax Code, is amended by adding
9 Subsection (m) to read as follows:

10 (m) A notice required by Subsection (a) or (g) applicable to
11 a residence homestead must include a separate document dedicated to
12 providing sales price information for each single-family home
13 recently sold in the same neighborhood as the residence homestead.
14 The document must have a caption that reads "RECENT SALES PRICES FOR
15 HOMES IN YOUR NEIGHBORHOOD" followed by the following statement:
16 "The average sales price per square foot of single-family homes
17 that have been sold in your neighborhood during the last three years
18 for which the appraisal district has information is (insert the
19 average dollar amount per square foot). The market value per square
20 foot for your home is (insert the dollar amount per square foot).
21 You may be able to use this information to protest the appraised
22 value of your home with the appraisal district. If you wish to
23 protest the appraised value of your home, please submit the
24 enclosed notice of protest form to the appraisal district or call

1 the district at (insert appraisal district telephone number)."
2 Following the preceding statement, the document must list the sales
3 price and price per square foot of each single-family home that the
4 appraisal district has information for that was sold in the
5 neighborhood in the three years preceding the date the notice is
6 delivered. The document must also include the market value and
7 price per square foot based on that value for the residence
8 homestead subject to the notice. The document is not required to
9 include the addresses of homes listed in the document.

10 SECTION 2. The change in law made by this Act applies only
11 to a notice of appraised value for a tax year that begins on or after
12 the effective date of this Act.

13 SECTION 3. This Act takes effect January 1, 2022.