

By: Tepper

H.J.R. No. 27

A JOINT RESOLUTION

1 proposing a constitutional amendment to authorize the legislature
2 to set lower limits on the maximum appraised value of residence
3 homesteads and of real property other than a residence homestead
4 for ad valorem tax purposes and to make permanent the limit on the
5 maximum appraised value of real property other than a residence
6 homestead.

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

8 SECTION 1. Sections 1(i) and (n), Article VIII, Texas
9 Constitution, are amended to 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
15 102.5 ~~[110]~~ percent, or a greater percentage, of the appraised
16 value of the residence homestead for the preceding tax year. A
17 limitation 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

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

(n) This subsection does not apply to a residence homestead to which Subsection (i) of this section applies. Notwithstanding Subsections (a) and (b) of this section, the Legislature by general law may limit the maximum appraised value of real property for ad valorem tax purposes in a tax year to the lesser of the most recent market value of the property as determined by the appraisal entity or 108 [~~120~~] percent, or a greater percentage, of the appraised value of the property for the preceding tax year. The general law enacted under this subsection may prescribe additional eligibility requirements for the limitation on appraised values authorized by this subsection. A limitation on appraised values authorized by this subsection:

(1) takes effect as to a parcel of real property described by this subsection on the later of the effective date of the law imposing the limitation or January 1 of the tax year following the first tax year in which the owner owns the property on January 1; and

(2) expires on January 1 of the tax year following the tax year in which the owner of the property ceases to own the property.

SECTION 2. Section 1(n-1), Article VIII, Texas Constitution, is repealed.

SECTION 3. This proposed constitutional amendment shall be submitted to the voters at an election to be held May 2, 2026. The ballot shall be printed to permit voting for or against the

1 proposition: "The constitutional amendment to authorize the
2 legislature to set lower limits on the maximum appraised value of
3 residence homesteads and of real property other than a residence
4 homestead for ad valorem tax purposes and to make permanent the
5 limit on the maximum appraised value of real property other than a
6 residence homestead."