



FLOOR AMENDMENT NO. _____

BY: Lane

1 Amend C.S.H.B. No. 2786 (house committee report) as follows:

2 (1) On page 1, line 15, between "district" and the
3 underlined period, insert ", except as provided by Sections
4 25.18(b-1), (b-2), and (b-3)".

5 (2) On page 2, strike lines 2 and 3 and substitute the
6 following:

7 SECTION 2. Section 25.18, Tax Code, is amended by adding
8 Subsections (a-1), (b-1), (b-2), and (b-3) and amending Subsection
9 (b) to read as follows:

10 (3) On page 2, line 7, between "year" and the underlined
11 period, insert ", except as provided by Subsections (b-1), (b-2),
12 and (b-3)".

13 (4) On page 2, between lines 9 and 10, insert the following:

14 (b) The plan shall provide for the following reappraisal
15 activities for all real and personal property in the district at
16 least once every three years, except as provided by Subsections
17 (b-1), (b-2), and (b-3):

18 (1) identifying properties to be appraised through
19 physical inspection or by other reliable means of identification,
20 including deeds or other legal documentation, aerial photographs,
21 land-based photographs, surveys, maps, and property sketches;

22 (2) identifying and updating relevant characteristics
23 of each property in the appraisal records;

24 (3) defining market areas in the district;

25 (4) identifying property characteristics that affect
26 property value in each market area, including:

27 (A) the location and market area of property;

28 (B) physical attributes of property, such as
29 size, age, and condition;

1 (C) legal and economic attributes; and

2 (D) easements, covenants, leases, reservations,
3 contracts, declarations, special assessments, ordinances, or legal
4 restrictions;

5 (5) developing an appraisal model that reflects the
6 relationship among the property characteristics affecting value in
7 each market area and determines the contribution of individual
8 property characteristics;

9 (6) applying the conclusions reflected in the model to
10 the characteristics of the properties being appraised; and

11 (7) reviewing the appraisal results to determine
12 value.

13 (b-1) The plan shall provide for the reappraisal of a
14 residence homestead not more often than once every three
15 years. The appraised value of a residence homestead may not be
16 increased for a tax year in which the property is not appraised.

17 (b-2) Subsection (b-1) does not prohibit the reappraisal of
18 a residence homestead in the tax year in which a limitation on
19 appraised value under Section 23.23(a) expires.

20 (b-3) Notwithstanding Subsection (b-1), at any time during
21 a tax year before the date the chief appraiser certifies the
22 appraisal roll for the appraisal district, an owner of a residence
23 homestead is entitled to a reappraisal of the owner's residence
24 homestead for that year on written request delivered to the chief
25 appraiser.