

Amend CSHB 2786 (house committee report) as follows:

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

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

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

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

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

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

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

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

(3) defining market areas in the district;

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

(A) the location and market area of property;

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

(C) legal and economic attributes; and

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

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

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

(7) reviewing the appraisal results to determine value.

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

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

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