

By: Metcalf

H.B. No. 4864

A BILL TO BE ENTITLED

AN ACT

relating to the eligibility of a person to serve as an arbitrator in a binding arbitration of an appeal of an appraisal review board order.

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

SECTION 1. Section 41A.06(b), Tax Code, is amended to read as follows:

(b) To initially qualify to serve as an arbitrator under this chapter, a person must:

(1) meet the following requirements, as applicable:

(A) be licensed as an attorney in this state; or

(B) have:

(i) completed at least 30 hours of training in arbitration and alternative dispute resolution procedures from a university, college, or legal or real estate trade association; and

(ii) been licensed or certified continuously during the five years preceding the date the person agrees to serve as an arbitrator as:

(a) a real estate broker or sales agent under Chapter 1101, Occupations Code;

(b) a real estate appraiser under Chapter 1103, Occupations Code; ~~[or]~~

(c) a certified public accountant under Chapter 901, Occupations Code; or

1                                   (d) a registered professional  
2 appraiser under Chapter 1151, Occupations Code;

3                   (2) complete the courses for training and education of  
4 appraisal review board members established under Sections 5.041(a)  
5 and (e-1) and be issued a certificate for each course indicating  
6 course completion;

7                   (3) complete the training program on property tax law  
8 for the training and education of arbitrators established under  
9 Section 5.043; and

10                  (4) agree to conduct an arbitration for a fee that is  
11 not more than:

12                               (A) \$400, if the property qualifies as the  
13 owner's residence homestead under Section 11.13 and the appraised  
14 or market value, as applicable, of the property is \$500,000 or less,  
15 as determined by the order;

16                               (B) \$450, if the property qualifies as the  
17 owner's residence homestead under Section 11.13 and the appraised  
18 or market value, as applicable, of the property is more than  
19 \$500,000, as determined by the order;

20                               (C) \$450, if the property does not qualify as the  
21 owner's residence homestead under Section 11.13 and the appraised  
22 or market value, as applicable, of the property is \$1 million or  
23 less, as determined by the order;

24                               (D) \$750, if the property does not qualify as the  
25 owner's residence homestead under Section 11.13 and the appraised  
26 or market value, as applicable, of the property is more than \$1  
27 million but not more than \$2 million, as determined by the order;

1                   (E) \$1,000, if the property does not qualify as  
2 the owner's residence homestead under Section 11.13 and the  
3 appraised or market value, as applicable, of the property is more  
4 than \$2 million but not more than \$3 million, as determined by the  
5 order; or

6                   (F) \$1,500, if the property does not qualify as  
7 the owner's residence homestead under Section 11.13 and the  
8 appraised or market value, as applicable, of the property is more  
9 than \$3 million but not more than \$5 million, as determined by the  
10 order.

11           SECTION 2. This Act takes effect immediately if it receives  
12 a vote of two-thirds of all the members elected to each house, as  
13 provided by Section 39, Article III, Texas Constitution. If this  
14 Act does not receive the vote necessary for immediate effect, this  
15 Act takes effect September 1, 2025.