

By: Bhojani

H.J.R. No. 147

A JOINT RESOLUTION

1 proposing a constitutional amendment to authorize the legislature  
2 to provide for a limitation on the maximum appraised value for ad  
3 valorem tax purposes of residential real property leased to an  
4 elderly person.

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

6 SECTION 1. Section 1, Article VIII, Texas Constitution, is  
7 amended by adding Subsection (k) to read as follows:

8 (k) This subsection applies only to real property that is a  
9 single-family residential property leased to a lessee who is 65  
10 years of age or older and used by the lessee as a primary residence  
11 and that is leased to the lessee for a rent that does not exceed the  
12 fair market rent. Notwithstanding Subsections (a) and (b) of this  
13 section, the Legislature by general law may limit the maximum  
14 appraised value of such property for ad valorem tax purposes in a  
15 tax year to the lesser of the most recent market value of the  
16 property as determined by the appraisal entity or 110 percent, or a  
17 greater percentage, of the appraised value of the property for the  
18 preceding tax year. The general law enacted under this subsection  
19 may prescribe additional eligibility requirements for the  
20 limitation on appraised values authorized by this subsection. A  
21 limitation on appraised values authorized by this subsection:

22 (1) takes effect as to real property described by this  
23 subsection on the later of the effective date of the law imposing  
24 the limitation or January 1 of the tax year following the first tax

1 year in which the owner of the property leases the property to a  
2 lessee and for an amount described by this subsection; and

3 (2) expires on January 1 of the tax year following the  
4 first tax year in which the owner of the property ceases to lease  
5 the property to a lessee or for an amount described by this  
6 subsection.

7 SECTION 2. This proposed constitutional amendment shall be  
8 submitted to the voters at an election to be held November 4, 2025.  
9 The ballot shall be printed to permit voting for or against the  
10 proposition: "The constitutional amendment to authorize the  
11 legislature to limit the maximum appraised value for ad valorem tax  
12 purposes of residential real property leased to an elderly person  
13 to 110 percent or more of the appraised value of the property for  
14 the preceding tax year."