

By: West

S.B. No. 2551

A BILL TO BE ENTITLED

AN ACT

relating to the eligibility of an individual to pay the ad valorem taxes imposed on the individual's residence homestead in installments.

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

SECTION 1. The heading to Section 31.031, Tax Code, is amended to read as follows:

Sec. 31.031. INSTALLMENT PAYMENTS OF RESIDENCE ~~[CERTAIN]~~ HOMESTEAD TAXES.

SECTION 2. Sections 31.031(a-1) and (a-2), Tax Code, are amended to read as follows:

(a-1) An individual ~~[to whom this section applies]~~ may pay a taxing unit's taxes imposed on property that the person owns and occupies as a residence homestead in four equal installments without penalty or interest if the first installment is paid before the delinquency date and is accompanied by notice to the taxing unit that the person will pay the remaining taxes in three equal installments. If the delinquency date is February 1, the second installment must be paid before April 1, the third installment must be paid before June 1, and the fourth installment must be paid before August 1. If the delinquency date is a date other than February 1, the second installment must be paid before the first day of the second month after the delinquency date, the third installment must be paid before the first day of the fourth month

1 after the delinquency date, and the fourth installment must be paid  
2 before the first day of the sixth month after the delinquency date.

3 (a-2) Notwithstanding the deadline prescribed by Subsection  
4 (a-1) for payment of the first installment, an individual [~~to whom~~  
5 ~~this section applies~~] may pay the taxes in four equal installments  
6 as provided by Subsection (a-1) if the first installment is paid and  
7 the required notice is provided before the first day of the first  
8 month after the delinquency date.

9 SECTION 3. Section 31.031(a), Tax Code, is repealed.

10 SECTION 4. This Act applies only to ad valorem taxes imposed  
11 for a tax year beginning on or after the effective date of this Act.

12 SECTION 5. This Act takes effect January 1, 2026.