

By: Flores

S.J.R. No. 15

A JOINT RESOLUTION

1 proposing a constitutional amendment authorizing the legislature  
2 to provide that the appraised value of a residence homestead for ad  
3 valorem tax purposes for the first tax year that the owner of the  
4 property qualifies the property for a residence homestead exemption  
5 is the market value of the property and that, if the owner purchased  
6 the property, the purchase price of the property is considered to be  
7 the market value of the property for that tax year and to limit  
8 increases in the appraised value of the homestead for subsequent  
9 tax years based on the market value of all new improvements to the  
10 property.

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

12 SECTION 1. Section 1, Article VIII, Texas Constitution, is  
13 amended by amending Subsection (i) and adding Subsection (i-1) to  
14 read as follows:

15 (i) The legislature by general law may provide that the  
16 appraised value of a residence homestead for ad valorem tax  
17 purposes for the first tax year that the owner qualifies the  
18 property for an exemption under Section 1-b of this article is the  
19 market value of the property and that, if the owner acquired the  
20 property as a bona fide purchaser for value, the purchase price of  
21 the property paid by the owner is considered to be the market value  
22 of the property for that tax year. Notwithstanding Subsections (a)  
23 and (b) of this section, a general law enacted under this subsection  
24 may provide that the appraised value of the property for each

1 subsequent tax year until the tax year in which the limitation  
2 authorized by the general law expires is equal to the sum of the  
3 appraised value of the property for ad valorem tax purposes for the  
4 preceding tax year and the market value of all new improvements to  
5 the property [~~Notwithstanding Subsections (a) and (b) of this~~  
6 ~~section, the Legislature by general law may limit the maximum~~  
7 ~~appraised value of a residence homestead for ad valorem tax~~  
8 ~~purposes in a tax year to the lesser of the most recent market value~~  
9 ~~of the residence homestead as determined by the appraisal entity or~~  
10 ~~110 percent, or a greater percentage, of the appraised value of the~~  
11 ~~residence homestead for the preceding tax year]. A limitation on  
12 appraised values authorized by this subsection:~~

13           (1) takes effect as to a residence homestead on the  
14 later of the effective date of the law imposing the limitation or  
15 January 1 of the first tax year [~~following the first tax year~~] the  
16 owner qualifies the property for an exemption under Section 1-b of  
17 this article; and

18           (2) expires on January 1 of the first tax year that  
19 neither the owner of the property when the limitation took effect  
20 nor the owner's spouse or surviving spouse qualifies for an  
21 exemption under Section 1-b of this article, except that a  
22 limitation established under this subsection does not expire if a  
23 change in ownership of the property occurs by inheritance or under a  
24 will as long as the person who acquires the property qualifies for  
25 an exemption under Section 1-b of this article.

26           (i-1) A general law enacted under Subsection (i) of this  
27 section may provide that if the first tax year an owner of real

1 property qualified the property for an exemption under Section 1-b  
2 of this article was a tax year before the tax year in which the  
3 general law took effect:

4 (1) the property owner is considered to have qualified  
5 the property for the exemption for the first time in the tax year  
6 preceding the tax year in which the general law took effect; and

7 (2) the appraised value of the property as shown on the  
8 appraisal roll of the appraisal entity for the tax year preceding  
9 the tax year in which the general law took effect is considered to  
10 be the market value of the property for that tax year for purposes  
11 of Subsection (i) of this section.

12 SECTION 2. This proposed constitutional amendment shall be  
13 submitted to the voters at an election to be held November 4, 2025.  
14 The ballot shall be printed to permit voting for or against the  
15 proposition: "The constitutional amendment authorizing the  
16 legislature to provide that the appraised value of a residence  
17 homestead for ad valorem tax purposes for the first tax year that  
18 the owner of the property qualifies the property for a residence  
19 homestead exemption is the market value of the property and that, if  
20 the owner purchased the property, the purchase price of the  
21 property is considered to be the market value of the property for  
22 that tax year and to limit increases in the appraised value of the  
23 homestead for subsequent tax years based on the market value of all  
24 new improvements to the property."