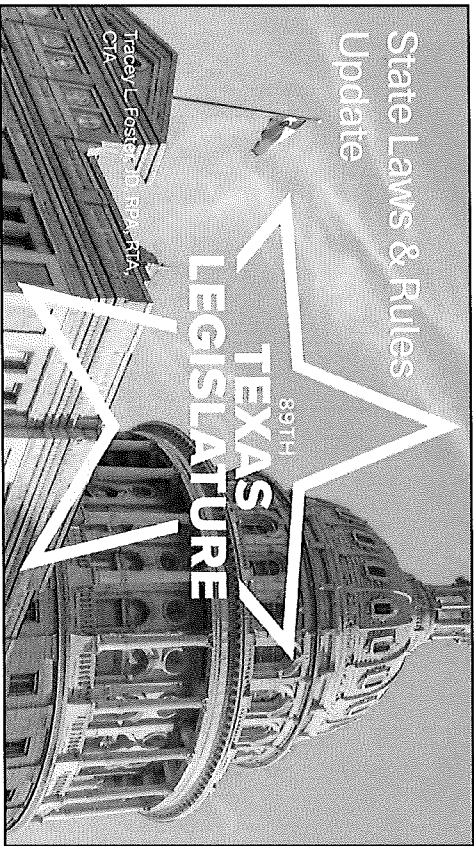


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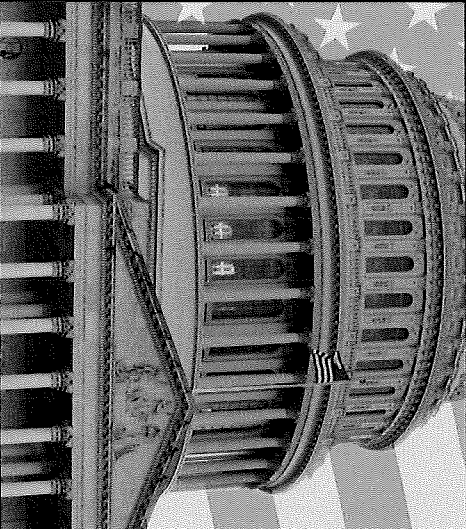


State Laws & Rules Update

Tracey L. Foster, JD, RPA, RTA, CIA

89TH
TEXAS
LEGISLATURE

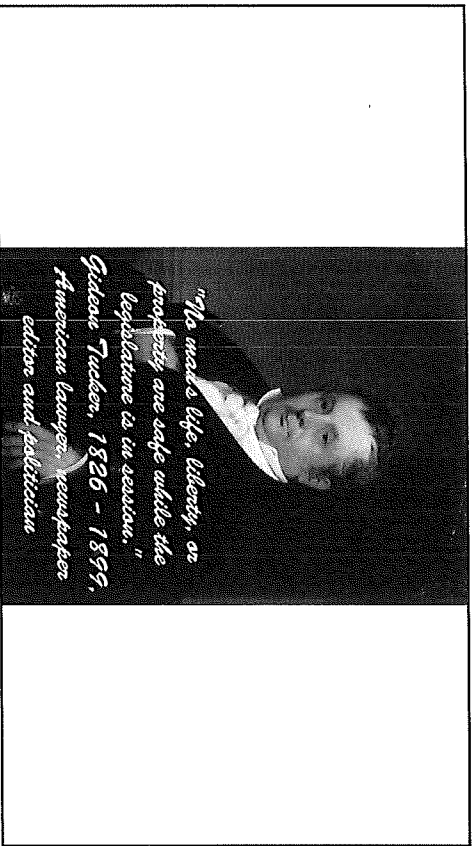
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Session Overview

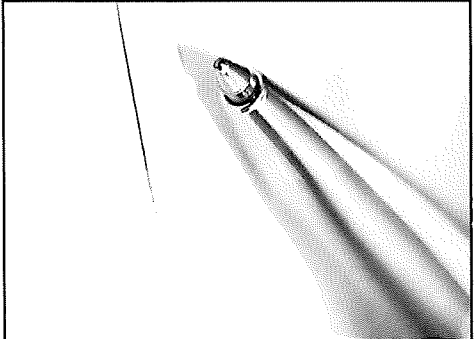
- Regular Session – most stuff
- Special Session #1 - nothing
- Special Session #2 – 2 bills

3



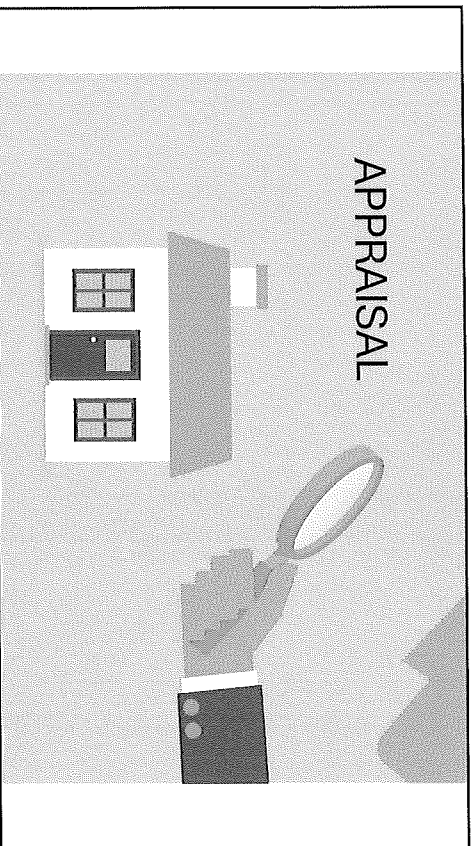
"No man's life, liberty, or property are safe while the legislature is in session."
*Stephen Tinsley, 1826 - 1899,
American lawyer, newspaper editor and politician*

4

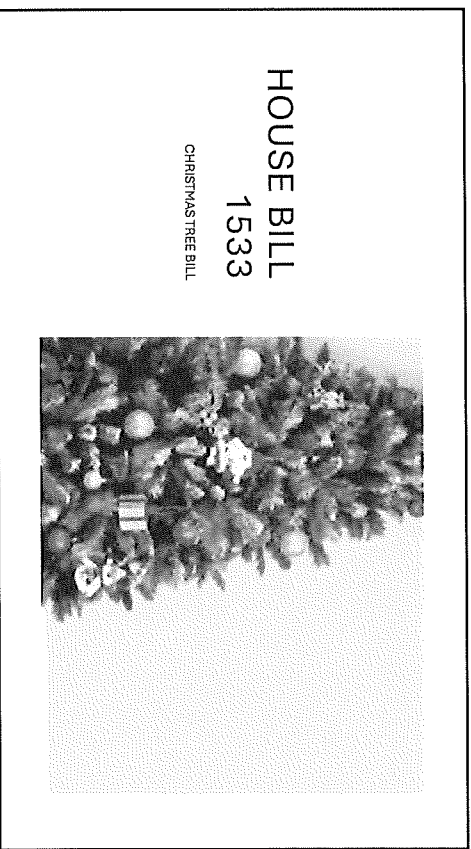


AGENDA

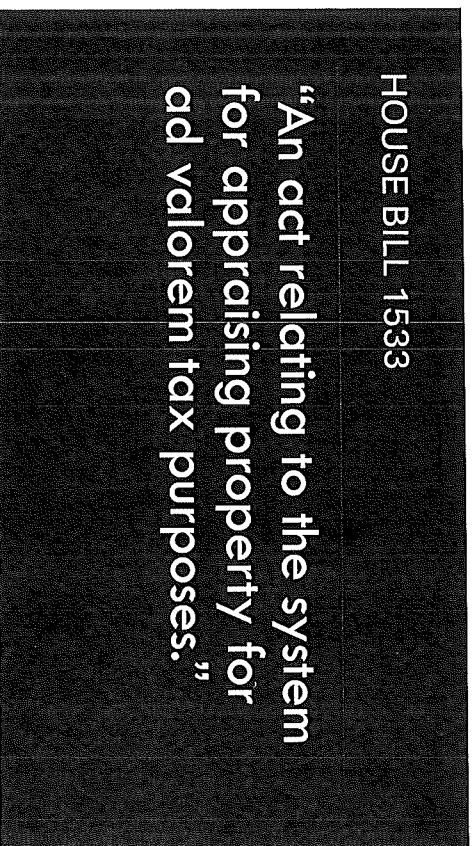
- Appraisal
- Exemptions
- Assessments
- Collections
- Misc. Bills
- Bills from 2nd Special Session included



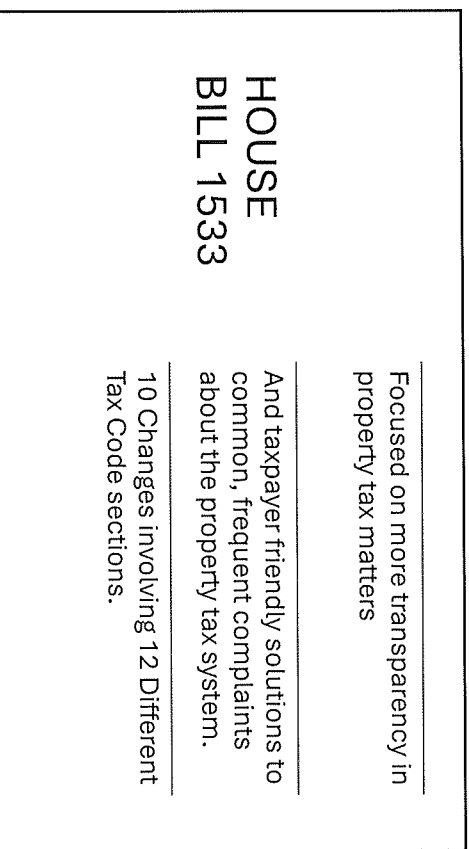
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6



7




8

HOUSE BILL
1533

CHRISTMAS TREE BILL

EFFECTIVE:
September 1, 2025



9

HB 1533 Section 1: Tax Code Section 1.07(d)

“A notice required by Section 25.23(c) pertaining to property that was not on the appraisal roll in a prior year because it was omitted from the roll must be sent by certified mail.”

Omitted property notices must now be sent via certified mail.

Property owners who elect to receive notices electronically, may receive these notices electronically, as well.

10

HB 1533 Section 2: Tax Code Section 1.111(k)

Eliminates language referencing the need for an IP address to be provided with an electronically-submitted Appointment of Agent form. Intended to address AoAs that were thrown out because of duplicate IP addresses.

Changes to Sec. 1.111(k) apply only to written requests for information made by a chief appraiser on or after the effective date of this Act (Sept. 1, 2025).

11

HB 1533 Section 3: Tax Code Sections 5.041(e-4) and (e-5)

Requires the Comptroller to include at least one Taxpayer Representative as an eligible ARB trainer.

Bill outlines eligibility requirements, including

- residency,
- licensed to practice law in Texas and has practiced in Texas for at least 5 years.
- has knowledge of and experience in property tax law.

And limitations in that they cannot be someone who

- has represented a CAD, ARB, or taxing unit,
- been an officer or employee of a CAD, or
- served as a member of the ARB.

12

HB 1533 Section 3: Tax Code Sections 5.041(e-4) and (e-5)

If no one comes forward and is eligible, then the Comptroller may contract with another Taxpayer Representative who meets all of the requirements but has a bachelor's degree instead of being licensed to practice law.

Bill outlines eligibility requirements, including

- residency,
 - bachelor's degree
 - has knowledge of and experience in property tax law.
- And limitations in that they cannot be someone who
- has represented a CAD, ARB, or taxing unit,
 - been an officer or employee of a CAD, or
 - served as a member of the ARB.

Changes made to the ARB training program apply only to a course provided on or after January 1, 2026.

13

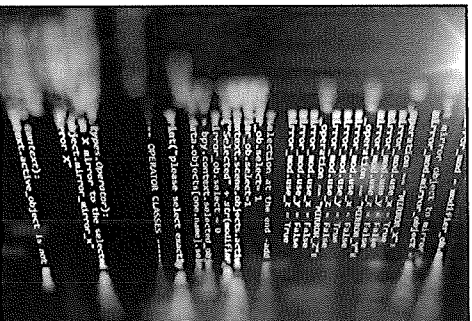
HB 1533 Section 5: Tax Code Section 25.01

Section 25.01, Tax Code, is amended by adding Subsection (d) to read as follows:

(d) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The chief appraiser shall post on the appraisal district's Internet website the district's completed appraisal records required to be prepared under Subsection (a), other than records that are confidential under law, and must update the posted records at least once each week to include any change in the appraised value of property.

15

HB 1533 Section 4: Tax Code Section 6.17
An Appraisal District established in a county with a population of 120,000 or more shall maintain an Internet website.



14

HB 1533 Section 5: Tax Code Section 25.01

Section 25.01, Tax Code,

"(a) By May 15 or as soon thereafter as practicable, the chief appraiser shall prepare appraisal records listing all property that is taxable in the district and stating the appraised value of each."

16

HB 1533 Section 5: Tax Code Section 25.01

Section 25.01, Tax Code, NEW Subsection (d) summarized:

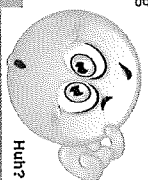
- In a county with a population of 120,000 or more,
- the chief appraiser shall post on the appraisal district's Internet website the district's completed appraisal records required to be prepared as of May 15th each year,
- other than records that are confidential under law, and
- must update the posted records at least once each week to include any change in the appraised value of property.

17

HB 1533 Section 6: Tax Code Section 41.45(b-1)

Section 41.45(b-1), Tax Code, is reenacted and amended to allow a hearing on a protest by telephone or videoconference as specified by the property owner's election if the property owner notifies the board that the property owner intends to appear by telephone conference call or videoconference in the owner's notice of protest or by written notice filed with the board not later than:

- (1) the fifth (changed from 10th) day before the date of the hearing if the property owner has not designated an agent under Section 1.111 to represent the owner at the hearing; or
- (2) the 10th day before the date of the hearing if the property owner has designated an agent under that section to represent the owner at the hearing



Huh?

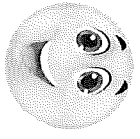
18

HB 1533 Section 6: Tax Code Section 41.45(b-1)

Property owner can appear before the ARB by telephone or video so long as they notify the ARB either in their protest or by

- (1) 5 days (changed from 10) before the date of the hearing if the property owner DOES NOT have an agent; or
- (2) 10 days before the date of the hearing if the property owner DOES have an agent.

Applies only to protests filed after September 1, 2025.



19

HB 1533 Section 7: Tax Code Section 41.47

Appraisal Review Boards are now required to notify a property owner (or their representative) when a hearing is dismissed on jurisdictional grounds.

The notification must state the grounds for the determination to dismiss. (The reason why it was dismissed.)

NOTE: This provisions requires a notice, NOT an ARB Order.

Applies only to protests filed after September 1, 2025.

20

HB 1533 Section 8: Tax Code Section 41.61(c)
 Appraisal Review Boards subpoena timeline is changed from 5 days to 15.
 If the ARB issues a subpoena, then they *"shall deliver notice not later than the 15th day before the date of the good cause hearing."* (previously 5 days).
 Applies only to a subpoena issued on or after the effective date of September 1, 2025.

21

HB 1533 Section 10: Tax Code Sections 42.23(j) and (k)
 "(j) The court may not order discovery unless the discovery is requested by a party to the appeal.
 (k) The court may not:
 (1) impose deadlines for discovery related to an expert witness, including deadlines for designating an expert witness, that fall before the deadlines specified by the Texas Rules of Civil Procedure; or
 (2) otherwise accelerate discovery related to an expert witness, unless agreed to by the parties."
 Applies only to an appeal filed under Ch. 42, Tax Code, on or after September 1, 2025.

23

HB 1533 Section 9: Tax Code Section 41A.011 added
 "As an alternative to filing an appeal under Section 42.015, a person leasing property who is contractually obligated to reimburse the property owner for taxes imposed on the property is entitled to appeal through binding arbitration under this chapter an appraisal review board order determining a protest concerning the appraised or market value of property if:
 (1) the protest was brought by:
 (A) the person under Section 41.413; or
 (B) the property owner if the property owner does not appeal the order; and
 (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less."
 A person appealing under this section is considered the owner. The Comptroller shall deliver a copy of any notice relating to the appeal to the owner of the property and to the person bringing the appeal."
 Applies only to requests made on or after January 1, 2026.

22

In short, HB 1533 accomplished the following...

- It requires certified mail notice for omitted property assessments.
- It eliminates the requirement for agents to provide IP addresses on electronically filed agent designation forms.
- It mandates that training courses for appraisal review board members include a taxpayer representative as trainer.
- Additionally, appraisal districts in counties with populations over 120,000 must maintain a website AND
- Post weekly updates to their appraisal records.


24

- The bill also allows a taxpayer to request a phone or video protest hearing at least 5 (instead of 10) days prior to the hearing and an agent 10 days prior.
- It requires the ARB to give written notice, including grounds, of a dismissal on jurisdictional grounds.
- It requires delivery of a notice of a subpoena for an ARB hearing 15 days in advance instead of 5.
- A person leasing property who is contractually obligated to pay taxes may appeal an ARB order through binding arbitration.
- In litigation, the court may not order discovery unless requested by one of the parties and may not impose deadlines or accelerate discovery concerning expert witnesses unless agreed to by the parties.


Effective Date: September 1, 2025, but discovery limitations applies to appeals filed on or after the September 1, 2025.

25

HOUSE BILL
1533
CHRISTMAS TREE BILL



26



HOUSE BILL 1533 OR GARBAGE PILE...

27

AND NOW,
MORE APPRAISAL
CHANGES
CAD Board of Directors (3)

28

Section 5.044 – BOD Member Training in Counties 75,000+ on or after Jan. 1, 2026.

HB 148 – Effective Sept. 1, 2025; applies to a person appointed or elected to the BOD

- Requires each member of an appraisal district board of directors in populous counties (over 75,000) to complete a training program before each anniversary of the date the member takes office. (Once a year)
- The training must provide each board member with information on:
 - the role and functions of the chief appraiser, the board of directors, the appraisal review board, and the taxpayer liaison officer;
 - the role and functions of the comptroller regarding property taxes;
 - the importance of maintaining the independence of an appraisal office from political pressure;
 - the importance of prompt, courteous, and fair treatment of the public;
 - requirements for an appraisal district related to finance, budgeting, procurement, and contracting;
 - requirements under the Open Meetings Act, Public Information Act, other related public officials laws, and the ethics standards imposed by the Uniform Standards of Professional Appraisal Practice; and
 - the professions regulated under Occupations Code Chapter 1151 for property tax professionals.

29

Section 25.027 – Restricted Information to Post on Internet

SB 973 – Effective Sept. 1, 2025.

- Allows an appraisal district to post the following information in appraisal records on the internet:
 - an aerial photograph that depicts more than one separately owned building (changed from 5 or more separately owned buildings);
 - a street-level photograph of only the exterior of a building (added); or
 - a field record or overhead sketch of the property that depicts only the outline of one or more buildings, the general landscape features, and the dimensions or distances between the buildings and features. (added)

Section 25.18 – Periodic Appraisals

SB 973 – Effective Sept. 1, 2025. [The Bettercourt Save!]

- Prohibits a reappraisal plan from including a standard or timeline that prevents the chief appraiser from appraising property as necessary to comply with the requirements that property be appraised at market value as of January 1 per Section 23.01(a).

31

Section 5.044 – BOD Member Training in Counties 75,000+, Contd.

- Requires the training to include at least eight hours of instruction on laws relating to tax assessment and collection duties for board member who have contracted to perform these functions.
- The training must be provided by an accredited higher education institution, including an institution that was a part of or associated with an accredited institution of higher education, such as V.G. Young Institute of County Government.
- Each board member must file a certificate of completion provided by the institution with the appraisal district, which, in turn, must provide each filed certificate to the comptroller.
- Failure to complete the required training timely would be included in the definition of “incompetency” for an appraisal district board member for the purpose of removing a county officer from office.

30

Election Code

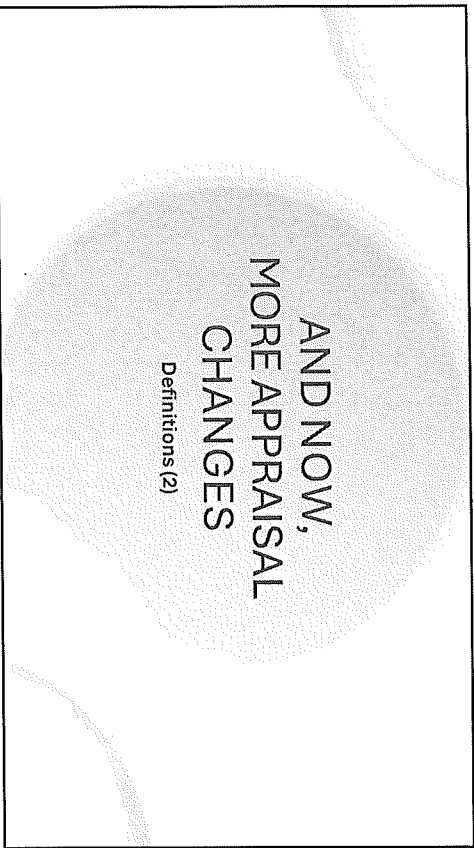
Section 252.005

HB 3575 – Effective June 20, 2025.

- Adds elected board of director members of appraisal districts in populous counties to the offices for which a candidate must file a campaign treasurer appointment with the county clerk or county elections administrator.

32

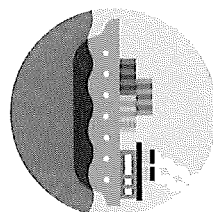
**AND NOW,
MORE APPRAISAL
CHANGES**
Definitions (2)



33

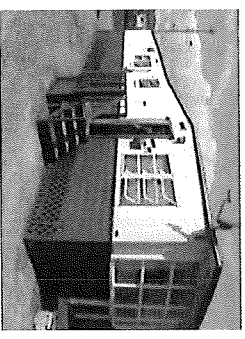
Parks and Wildlife Code Section 31.003(2)
SB 1267 – Effective Jan. 1, 2028.

- Amends the definition of “vessel” to be any watercraft used or capable of being used for transportation on water, except:
 - Those exempted by commission rule
 - Those on a fixed or controlled course (defined)
 - A seaplane or
 - A stationary floating structure (defined).
- Previously read **“other than a seaplane on the water.”**
- The definition is used for purposes of calculating the market value of a dealer’s vessel and outboard motor inventory under Tax Code Section 23.124.



34

SB 1341 –
Occupations
Code Section
1201.003(12)
Effective Sept.
1, 2025.



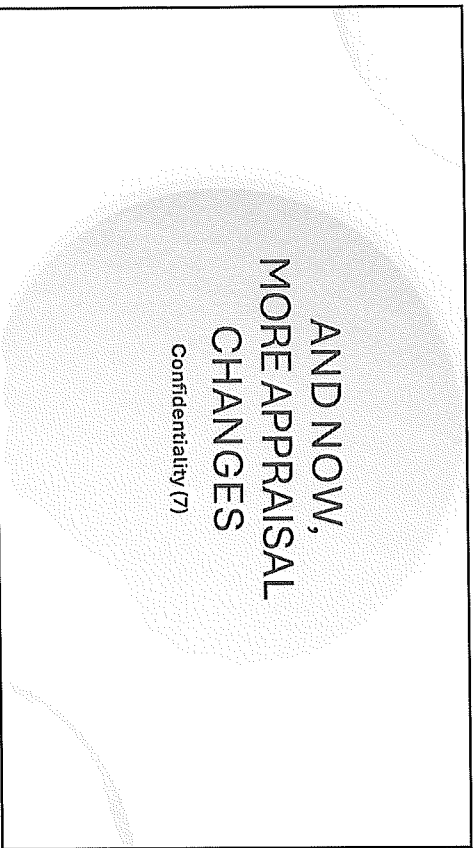
- Amends the definitions of “manufactured home” and “HUD-code manufactured home” to have the meaning assigned by 42 U.S.C. Section 5402(6).
- The term does not include a recreational vehicle as defined by 24 C.F.R. Section 3282, 15(b).

35

SB 1341 –
Occupations
Code Section
1201.003(12)
Effective Sept.
1, 2025.

- 42 USC Section 5402(6)
“manufactured home” means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under this chapter; and except that such term shall not include any self-propelled recreational vehicle;

36



37

Section 25.025 – Confidentiality of Certain Home Addresses
SB 370 – Effective Sept. 1, 2025.

Section 4 of the bill amends Tax Code section 25.025(a-1) as follows:

(1) "Family member" means a minor child, adult child, spouse, or surviving spouse ~~has the meaning assigned by Section 31.006, Finance Code.~~

39

Section 25.025 – Confidentiality of Certain Home Addresses
SB 370 – Effective Sept. 1, 2025.

Section 3 of the bill amends Tax Code section 25.025(a) as follows:

(16) a current or former employee of the office of the attorney general and a family member of the current or former employee ~~who is or was assigned to a division of that office the duties of which involve law enforcement or are performed under Chapter 232, Family Code;~~

(27) ~~a current or former attorney for the Department of Family and Protective Services~~ [duplicate of (29)]

(30) a current or former employee of a public defender's office as defined by Article 26.044(a), Code of Criminal Procedure.

38

Section 25.025 – Confidentiality of Certain Home Addresses
SB 1569 – Effective Sept. 1, 2025.

Section 3 of the bill amends Tax Code section 25.025(a) as follows:

(27) ~~a current or former attorney for the Department of Family and Protective Services~~ [duplicate of (29)] SAME AS SB 370...

(30) a member of the governing board of an institution of higher education or a private or independent institution of higher education, as those terms are defined by Section 61.003, Education Code; ~~WHAT ABOUT (30) IN SB 370?~~

(31) the chancellor or other chief executive officer of a university system, as defined by Section 61.003, Education Code; and

(32) the president or other chief executive officer of an institution of higher education or a private or independent institution of higher education, as those terms are defined by Section 61.003, Education Code.

40

Section 25.025 – Confidentiality of Certain Home Addresses
SB 1569 – Effective Sept. 1, 2025.

Section 4 of the bill reads as follows:

SECTION 4. To the extent of any conflict, this Act prevails over another Act of the 89th Legislature, Regular Session, 2025, relating to nonsubstantive additions to and corrections in enacted codes.

41

Section 25.025 – Confidentiality of Certain Home Addresses
SB 2111 – VETOED 06/22/2025.

• Removes a current or former attorney for the Department of Family and Protective Services from these provisions and adds the following officials:

- (30) an employee of a public defender's office, as defined by Article 26.044, Code of Criminal Procedure; and
- (31) an employee of a managed assigned counsel program, as defined by Article 26.047, Code of Criminal Procedure.

42

Section 25.025 – Confidentiality of Certain Home Addresses

SB 2878 – VETOED 06/22/2025.

• Removes a current or former attorney for the Department of Family and Protective Services from these provisions and adds the following officials:

- (30) a current or former county clerk, district clerk, or county and district clerk, or a current or former employee of the office of a county clerk, district clerk, or county and district clerk;
- (31) a current or former employee whose duties relate to court administration, including a court clerk, court coordinator, court administrator, juvenile case manager, law clerk, or staff attorney;
- (32) a current or former employee of the Office of Court Administration of the Texas Judicial System and entities administratively attached to the office; and
- (33) a current or former employee or commissioner of the State Commission on Judicial Conduct.

43

HB 16: Delivery of Excess Proceeds from a

Tax Sale

(eff. 12/04/2025) SECOND SPECIAL SESSION

- The focus of this bill is on the operation and administration the judicial branch of state government, including raising the amounts at issue that courts can hear, court documents and warrants.
- The final version, however, amends Tax Code section 34.03(a) so that excess proceeds from a tax sale shall be sent by a delivery method described by Rule 21(a), Texas Rules of Civil Procedure to the former owner of the property instead of requiring certified RRR.
- "A document not filed electronically may be served in person, by mail, by commercial delivery service, by fax, by email, or by such other manner as the court in its discretion may direct."

44

HB 16: Confidentiality (eff. 12/04/2025)

SECOND SPECIAL SESSION

The bill also added to Section 25.025(a) sections (34) – (37) adding the following people to the list whose personal information must be kept confidential. (Same group as Vetoed SB 2878)


- (34) a current or former county clerk, district clerk, or county and district clerk, or county and district clerk;
- (35) a current or former employee whose duties relate to court administration, including a court clerk, court coordinator, court administrator, juvenile case manager, law clerk, or staff attorney;
- (36) a current or former employee of the Office of Court Administration of the Texas Judicial System and entities administratively attached to the office; and
- (37) a current or former employee or commissioner of the State Commission on Judicial Conduct.

45

Section 11.48 – Confidential Information

SB 2058 – Effective Sept. 1, 2025.

- Makes the name, age, home address, or home telephone number of a child provided in an application for an exemption filed with a chief appraiser confidential and not open to public inspection.



46

**AND NOW,
MORE APPRAISAL
CHANGES**

MISCELLANEOUS APPRAISAL CHANGES (6)

47

Section 22.28 – Penalty for Delinquent Reports

SB 1951 – Effective Jan. 1, 2026.

- Sets a deadline of June 1 for the chief appraiser to send a notice of penalty for failure to file a rendition timely statement to a taxpayer.
- The bill requires the chief appraiser to deliver the notice, accompanied by a notice of appraised value, and send it by first-class mail unless the property was not listed on the appraisal roll in the preceding tax year. If so, the notice must be delivered by certified mail.
- Requires the county tax assessor to include the penalty amount in the tax bill, stating the penalty amount and the amount of tax due on separate line items.
- Repeals subsection (d), relating to a collector remitting the five percent penalty to the appraisal district to defray administrative costs.

48

Section 6.051 – Ownership or Lease of Real Property

SB 2073 – Effective Sept. 1, 2025.

- Authorizes the board of directors of an appraisal district to finance the purchase of real property or the construction of improvements necessary to establish and operate an appraisal office or a branch appraisal office.
- The financing of the acquisition of real property, or the construction or renovation of a building or other improvement, does not require approval by the taxing units.
- If an appraisal district proposes to acquire or convey real property or to construct or renovate a building or other improvements and the governing body of a taxing unit does not take action on the proposal within 30 days, the proposal is treated as if it were approved, rather than disapproved by the governing body.

49

Section 23.54 – Agricultural Appraisal Application

HB 1244 – Effective Jan. 1, 2026.

- Provides that the ownership of property appraised as agricultural land in the preceding tax year is not considered to have changed if:
 - (1) the ownership of the land is transferred from the former owner to the surviving spouse of the former owner, or
 - (2) after the ownership of the land is transferred from the former owner to the new owner:
 - (A) the new owner uses the land in materially the same way as the former owner used the land during the preceding tax year, and
 - (B) the use described by Paragraph (A) is overseen or conducted by the same individuals who oversaw or conducted that use during the preceding tax year.

50

Section 23.541 – Late Application for Agricultural Appraisal

HB 1244 – Effective Jan. 1, 2026.

- Requires the chief appraiser of an appraisal district to accept and either approve or deny an application for appraisal as agricultural land after the deadline for applying has passed if:
 1. the land was appraised as agricultural land in the preceding tax year;
 2. the new owner used the land in materially the same way as the former owner used the land during the preceding tax year;
 3. the new use is overseen or conducted by the same individuals who oversaw or conducted that use during the preceding year; and
 4. the application was filed not later than the first anniversary of the date ownership of the land was transferred from the former owner to the new owner.
- Ensures a new owner filing a late application under the provisions of subsection (a-2) would not be subject to a penalty.

51

Section 23.751 – Late Application for Timber Land Appraisal

HB 3370 – Effective Jan. 1, 2026.

- Requires the chief appraiser to accept and approve or deny an application for special appraisal as qualified timber land after the application deadline has passed if:
 - o the land was appraised as qualified timber land in the preceding tax year;
 - o the ownership of the land changed because of the death of a landowner during the preceding tax year, and
 - o the application is filed no later than the delinquency date for the taxes on the land for the year for which the application is filed by either the decedent's surviving spouse or child, the executor or administrator of the decedent's estate, or a fiduciary acting on behalf of the decedent's surviving spouse or child.
- Exempts applications that meet these conditions from the penalty assessed for late applications.

52

Section 11.26 – Limitation of School Tax on Homesteads of Elderly or Disabled
 HB 851 – Effective Jan. 1, 2026.

- Requires the chief appraiser to determine and report to the comptroller the number of residence homesteads subject to the limitation on tax increases for individuals age 65 or older or disabled for the current tax year.
- Requires the chief appraiser to report this number to the comptroller when they submit the appraisal roll for county taxes to the county assessor-collector.
- Requires the comptroller to report these numbers to the legislature no later than November 1 each year.

53

Section 33.065 – Tax Deferral on Residence Homesteads
 HB 851 – Effective Jan. 1, 2026.

- Requires the chief appraiser for each school district to determine and report to the comptroller the number of appreciating residence homesteads whose property owner deferred or abated a suit to collect a delinquent tax during the preceding tax year.
- Requires the chief appraiser to report this number to the comptroller when they submit the appraisal roll for county taxes to the county assessor-collector.
- Requires the comptroller to report these numbers determined by the chief appraiser to the state legislature no later than November 1 of each tax year.

55

Section 33.06 – Tax Deferral for Elderly, Disabled, or Disabled Veteran
 HB 851 – Effective Jan. 1, 2026.

- Requires the chief appraiser for each school district to determine and report to the comptroller the number of residence homesteads for which a property owner deferred during the preceding tax year the collection of a tax, abated a suit to collect a delinquent tax, or abated a tax foreclosure sale because of the property owner being 65 or older, disabled, or a disabled veteran.
- Requires the chief appraiser to report this number to the comptroller when they submit the appraisal roll for county taxes to the county assessor-collector.
- Requires the comptroller to report these numbers determined by the chief appraiser to the state legislature no later than November 1 of each tax year.

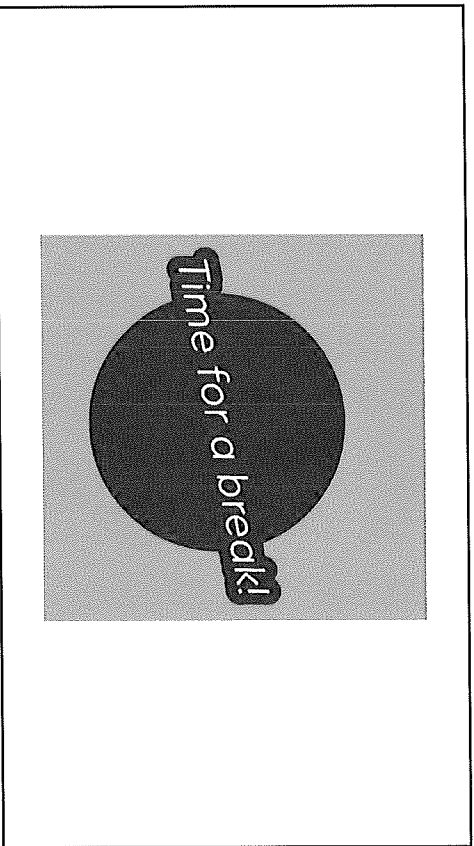
54

Section 11.26 – Limitation of School Tax on Homesteads of Elderly or Disabled
 SB 2520 – Effective Jan. 1, 2026.

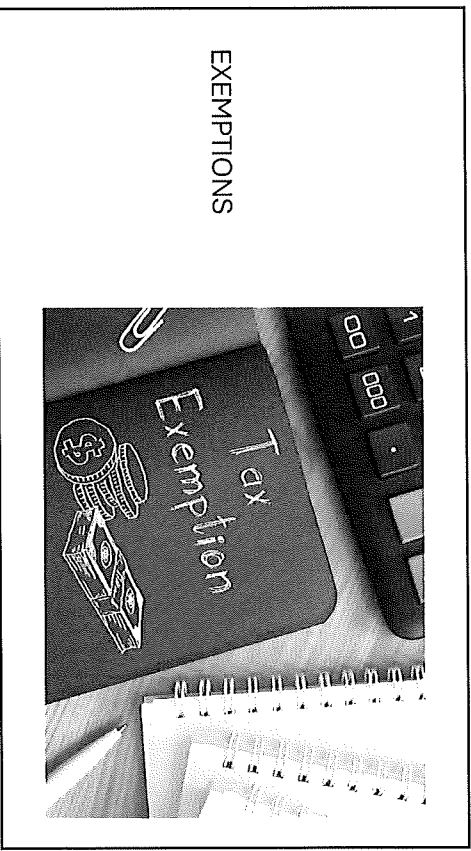
- Intends to clarify existing laws concerning the tax limitation calculation under Tax Code Section 11.26(a-10), ensuring individuals 65 or older or disabled pay the lesser amount of taxes imposed.

New subsection 11.26(a-11) is added to provide that the amount of the tax limitation on an individual's residence homestead for the tax year immediately following the year they qualify for the limitation, is the lesser of the amount of the limitation as computed using the prior year's limitation less compression or the amount of the tax imposed calculated without regard to the limitation. This would reset the limitation to the lower of the two amounts.

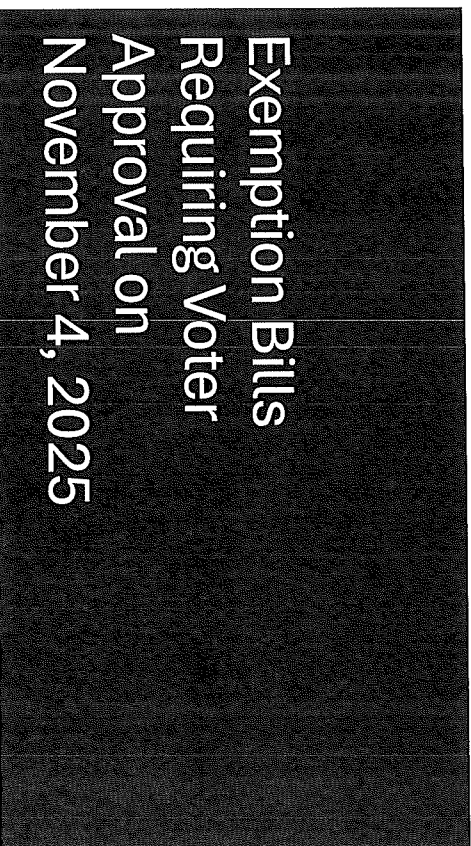
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57



58

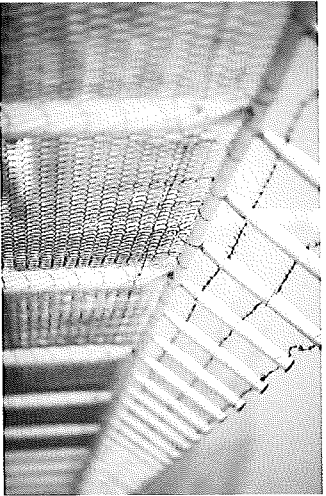


59



60

SB 4 & SJR 2
SCHOOL HOMESTEAD EXEMPTION INCREASED FROM \$100,000 TO \$140,000
Includes additional state aid to schools expanding the current laws from 2023-2024 to 2025-2026.
Effective upon approval of Voters for January 1, 2025 tax year.



HB 247 & HJR 34

BORDER SECURITY INFRASTRUCTURE EXEMPTED

1. Real property only;
2. In a county that borders the "United Mexican States;"
3. Property intended under a qualified Border Infrastructure Agreement; OR
4. On land subject to a recorded easement to the State of Texas or the US that dedicates the property as Border Security Infrastructure.

Once granted do not need to reapply unless change of use or ownership.
 Cannot consider the price paid by Texas or US for the easement in market value appraisal.
 Effective January 1, 2026, upon voter approval.

65

\$125,000 BPP EXEMPTION

OLD EXEMPTION

- ANYTHING LESS THAN \$2500
- IN A SINGLE TAXING ENTITY

NEW EXEMPTION

- \$125,000 OFF BPP
- AT EACH LOCATION


EXAMPLE 1:

- COMPANY OWNS
 - \$2,000 IN ISD1 - NOT TAXABLE
 - \$500 IN ISD2 - NOT TAXABLE
 - \$2,500 COUNTY - TAXABLE

EXAMPLE 2:

- COMPANY OWNS
 - \$100,000 IN ISD1 - ALL TAXABLE
 - \$1,000,000 IN ISD2 - ALL TAXABLE
 - \$1,100,000 COUNTY - ALL TAXABLE

67



HB 9 & HJR 1

BPP EXEMPTION INCREASED FROM \$2,500 TO \$125,000.

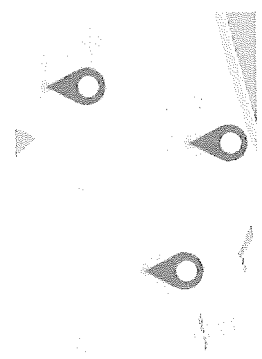
66

\$125,000 BPP EXEMPTION

- Prevents companies from creating other business entities to maximize the exemption, "RELATED BUSINESS ENTITIES"
- "LOCATION" is taxable situs, not jurisdiction.
- Only required to reapply if aggregate BPP market value at a location is greater than \$125,000.
- Must file a certification that value is below \$125,000 and that certification stays in effect until ownership changes.
- Effective January 1, 2026, upon approval of voters.

68

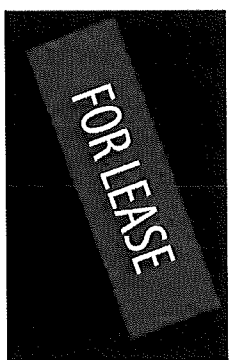
▶ Applies to property that has taxable situs at the same location in the taxing unit.



- ▶ Applies to each separate location in a taxing unit.
- ▶ All property that has taxable situs in each separate location in the taxing unit is aggregated to determine taxable value.

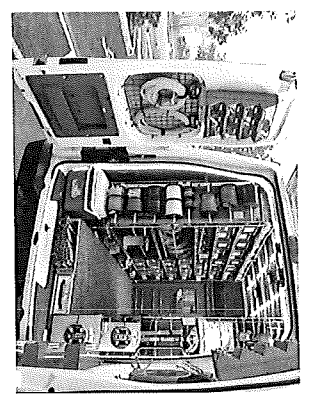
69

- ▶ \$125,000 exemption for a person who leases tangible personal property, regardless of where the property is located in the taxing unit.



- ▶ Applies to each separate taxing unit.

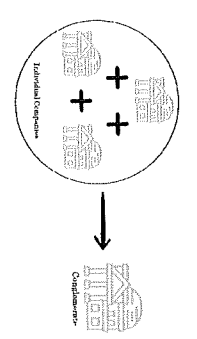
70



\$125,000 exemption for a person who owns property with taxable situs within the taxing unit at any location not owned or leased by the owner, regardless of where the property is located within the taxing unit.
Applies to each separate taxing unit.

71

- ▶ Related Business Entities with property at the same location in a taxing unit have all their property aggregated to determine the unified business enterprises' taxable value. A chief appraiser may investigate a business entity to determine whether the entity is a related business entity and has aggregated tangible personal property.



72

TAX CODE § 22.01 (J-1) & (J-2)

- ▶ Renditions are only required if, in the owner's opinion, the aggregate value of the property they own is greater than the exempted amount.
- ▶ Renditions must include all property that the person owns that is held to produce income and has taxable situs in the appraisal district.

Business Personal Property Rendition of Taxable Property

COMPILED BY: [Redacted]

FOR BIRTH CERTIFICATE APPROVAL FORM: 2001 BR Form BLD (Repealed, TX, 2/2/21)

PROPERTY IDENTIFICATION: [Redacted]

APPRaisal DISTRICT: [Redacted]

PROPERTY VALUE: [Redacted]

PROPERTY TYPE: [Redacted]

PROPERTY CLASSIFICATION: [Redacted]

PROPERTY LOCATION: [Redacted]

PROPERTY ADDRESS: [Redacted]

PROPERTY TYPE (Other): [Redacted]

73

QUESTIONS

A business (or related entity) owns or leases space at one location, but there are five property IDs associated with the owner.

How, or in what order, should the CAD allocate the \$125,000 exemption to the five accounts?

Does the CAD decide how the allocation is done?

What if the value of one or more accounts is reduced via protest, correction, or litigation, and the allocation no longer maximizes the exemption? Is the CAD required to re-allocate the exemption amount?

75

TEXAS TAX CODE § 22.01 (J-3)

Other property owners must submit a certification that the person reasonably believes that the value of the property is not more than the exempted amount.

Once certification is filed, another is not required until ownership changes.

Chief Appraiser may require a person to render.

74

QUESTIONS

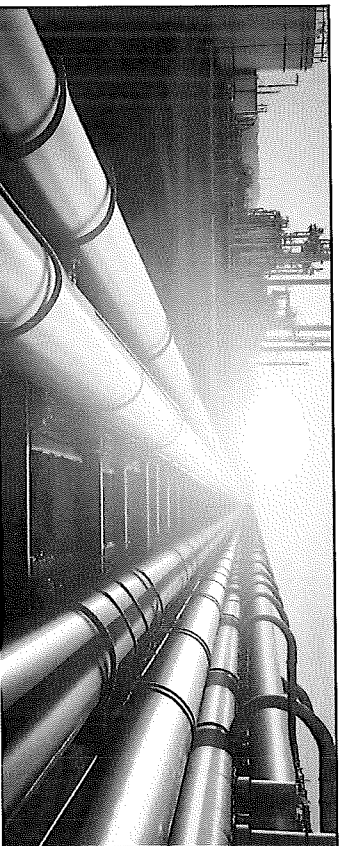
How would this exemption be applied to accounts with split jurisdictions?

Example: ISD A's value is \$300,000, and ISD B's value is \$100,000.

Does the \$125,000 exemption get fully applied to each ISD?

Or does the exemption get applied to each ISD based on its percentage of the overall value?

76



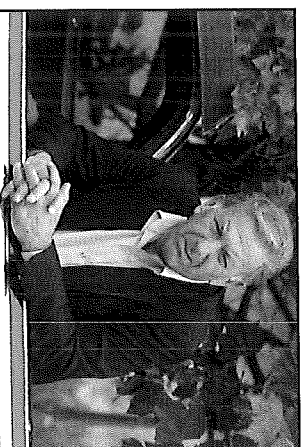
HB 9 & HJR 1

**BPP EXEMPTION
INCREASED FROM \$2,500
TO \$125,000.**

77

**Additions &
Changes to
Current
Exemption Laws**

78



CORONER
DEPARTMENT OF MEDICAL EXAMINER

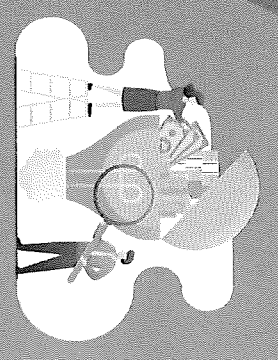
**HB 1306: Death
Investigation
Professionals**

Adds "Death Investigation Professionals" to those entitled to compensation for disease related illness due to exposure at work and/or preventative immunization AND to the list of "FIRST RESPONDERS" entitled whose spouse is entitled to a full exemption if they are killed in the line of duty. (Tax Code Section 11.134)

Includes JPs and County Medical Examiners.
Paid for by employer.
Effective September 1, 2025.

79

**Intangible
Assets**



**HB 22: INTANGIBLE PERSONAL PROPERTY IS NOT
TAXABLE**

Effective January 1, 2026.

80

Section 11.02 – Intangible Personal Property

HB 22 – Effective Jan. 1, 2026.

- Provides that intangible personal property is not taxable.
- Repeals subsections (b), which referenced the treatment and taxation of certain intangible personal property in the Insurance Code and Finance Code.
- Determined that, based on the way these statutes were written, the intangible property was either exempt under those sections or would have been lumped with tangible personal property.
- Repeals subsection (c), which provided for the taxation of certain intangible personal property owned by a resident of this state or located in this state for business purposes.

81

Section 21.06 – Intangible Property Generally

HB 22 – Effective Jan. 1, 2026.

- Repeals this section, relating to the taxable situs of tangible personal property.

Section 21.07 – Intangibles of Transportation Businesses

HB 22 – Effective Jan. 1, 2026.

- Repeals this section, relating to the taxable situs of tangible personal property owned by a transportation business.

Section 21.08 – Intangibles of Financial Institutions

HB 22 – Effective Jan. 1, 2026.

- Repeals this section, relating to the taxable situs of tangible personal property owned by an insurance company.

82

Section 23.15 – Intangibles of an Insurance Company

HB 22 – Effective Jan. 1, 2026.

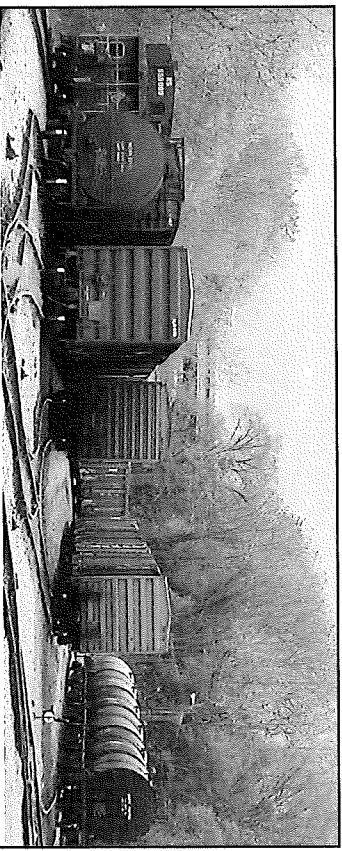
- Repeals this section, removing intangible property owned by an insurance company from being appraised.

Section 23.16 – Intangibles of a Savings and Loan Association

HB 22 – Effective Jan. 1, 2026.

- Repeals this section, removing intangible property owned by a savings and loan association from being appraised.

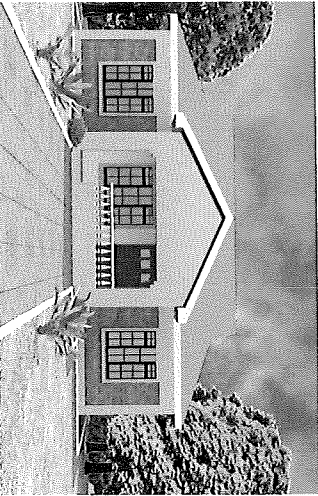
83



HB 22: COMPTROLLER MUST BE A PARTY IN APPEAL OVER RAILROAD ROLLING STOCK

84

HB 2730:
Chief may NOT Require new HS app unless...



1. Chief has reason to believe the person no longer qualifies ;
2. Has attempted to make a determination by researching TDL databases etc.;
3. Delivers written notice to the taxpayer along with the application form stating:
 - a) The Chief believes they no longer qualify AND
 - b) states the specific reason for their belief.

Effective 05/24/2025.

85


SB 1352:
Late Filed Freeport & Allocation Applications

If a chief appraiser extends the rendition deadline to May 15th, he or she shall also extend the deadline for the FREEPORT or ALLOCATION APPLICATION (21.069) to May 15th.

If either the Freeport or Allocation application are filed late, the penalty to show the intent is

1. [Excludes] 1/10% of the difference between the tax with the FREEPORT or ALLOCATION applied and without; or
2. [New] 1/10% of the tax on the FREEPORT goods or ALLOCATION of the property.

Effective September 1, 2025.



86


HB 2525: ADDING TO CHARITABLE HOUSING FOR ELDERLY

Amends Section 11.18 to add a section to part 13 regarding charitable organizations providing housing to persons over 62.

Previously, a taxpayer qualified if they provided the housing "without regard to the resident's ability to pay."

Now, it can also be provided in an amount that is "not less than 4% of the charitable organization's net resident revenue."

Charitable Organization must have existed for 20+ years to qualify for exemption under added section.



Effective January 1, 2026.

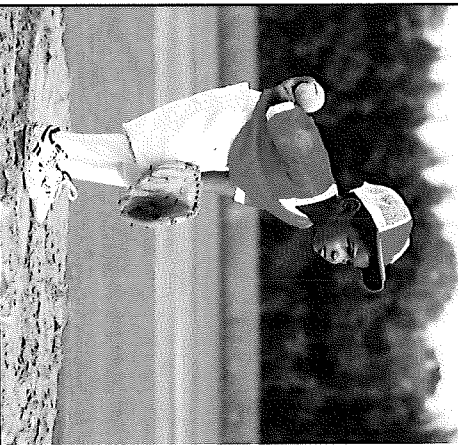
87

HB 23: Exemption for Non-Profit (eff. 01/01/2026)
SECOND SPECIAL SESSION

This bill added section (n) to Tax Code section 11.23 and exempts all real & personal property that is

- in a county with a population of 3.3 million +
- owned by a nonprofit corporation,
- organized exclusively for
 - Charitable
 - Educational and
 - Scientific purposes
- and held for
 - use in promoting agriculture
 - Supporting youth
 - Providing education or support in the community

Does not include interests of a for-profit lessee.



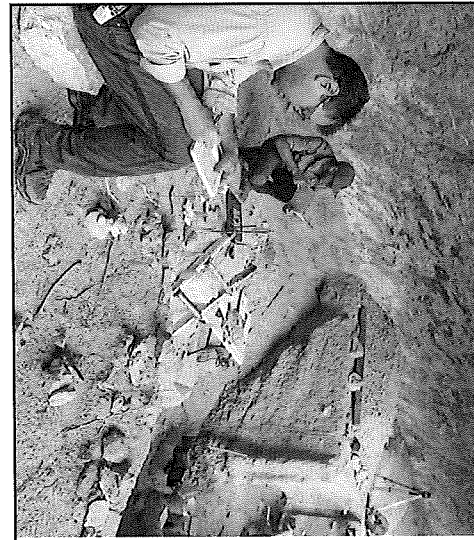
88



**HB 2723:
Human Burial
Property**

- Chief Shall Grant the Exemption if
1. No one applies for the exemption,
 2. The Chief knows or should know based on reasonable inspection that the property is burial property, and
 3. The owner is not identifiable.
- Effective January 1, 2026.

89

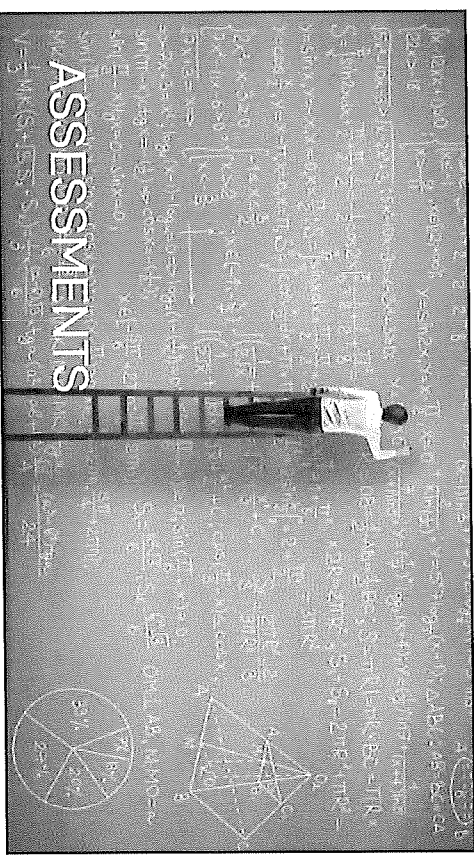


**HB 4809:
Archeological
Sites (11.24)**

Amends Section 11.24 to add a section (c) which allows a property owner of an archeological site and land to protect each separately AND protect the allocation between the site and land.

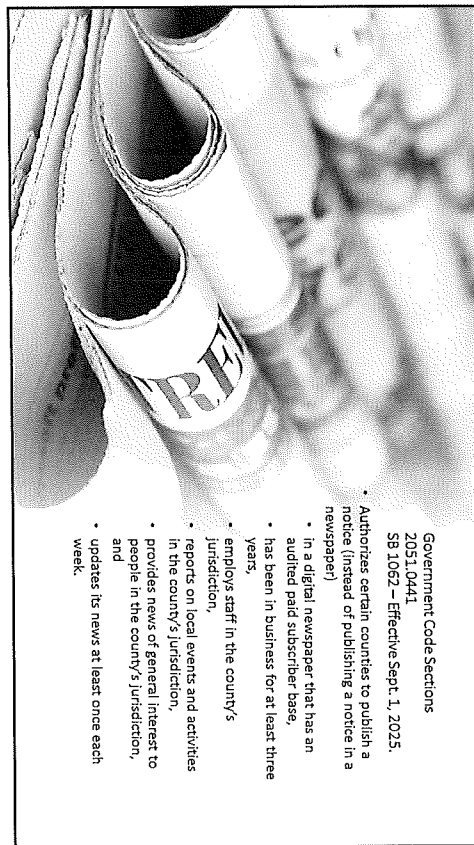
Section in process

90



ASSESSMENTS

91



- Government Code Sections
2051.0441
SB 1062 – Effective Sept. 1, 2025.**
- Authorizes certain counties to publish a notice (instead of publishing a notice in a newspaper)
 - in a digital newspaper that has an audited paid subscriber base,
 - has been in business for at least three years,
 - employs staff in the county's jurisdiction,
 - reports on local events and activities in the county's jurisdiction,
 - provides news of general interest to people in the county's jurisdiction, and
 - updates its news at least once each week.

92

Section 26.17 – Database of Property-Tax-Related Information

Requires the appraisal district to include in the database the

- name of each public improvement district of a city or county established under Local Government Code Chapters 372 or 382,
- the total assessment and amount of annual assessment levied against the property by the district, and
- the amount of each periodic installment levied against the property in the district.

SB 1106 – Effective Jan. 1, 2026.

93

Section 26.012 – Definitions

HB 3093 – May 24, 2025.

- **“Affected taxing unit”** means a taxing unit that is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.
- The **“current total value”** for an affected taxing unit excludes the portion of the aggregate taxable value of all the property located in the taxing unit that is included as part of anticipated substantial litigation that consists of contested taxable value.
- **“Anticipated substantial litigation”** means one or more appeals by a single property owner or by one or more associated business entities of a single property owner of an appraisal review board (ARB) decision on a property appraisal protest for property located in an affected taxing unit under the bill, if any of the properties:
 - had a taxable value that was one of the 20 highest in its appraisal district in the preceding tax year, and
 - had a current taxable year value that exceeded 125 percent of the amount of the uncontested taxable value of the property.

95

Section 41.48 – Notice of Certain Appeals; Submissions by Property Owner

HB 3093 – Effective Sept. 1, 2025.

- Requires a property owner or an “associated business entity” (defined) that intends to file an appeal under Chapter 42 that is part of “anticipated substantial litigation” (defined) to submit to the “affected taxing unit” (defined) the total “uncontested taxable value” (defined) of a property that may be the subject of an appeal or part of the litigation and a written commitment to pay the tax due on that amount.
- The property owner or associated business entity must submit this information by the earlier of August 7 or the 21st day after the first hearing.
- The affected taxing unit can only use the amount of uncontested taxable value submitted to calculate no-new-revenue (NNR) and voter-approval (VARI) tax rates and may not construe it as an amount not disputed for judicial review under Chapter 42.
- Requires the affected taxing unit to notify each owner of the 20 highest taxable value properties in the preceding tax year in the appraisal district by July 1 that the owner may have to comply with these requirements.

94

Section 26.012 – Definitions, Cont’d

HB 3093 – May 24, 2025.

- **“Associated business entity”** means a subsidiary or other associated business entity of a property owner.
- **“Contested taxable value”** means for a tax year the difference between the current year taxable value of a property and the:
 - taxable value of the property asserted by the owner in an appraisal review board (ARB) appeal; or
 - taxable value of the property if the owner has not filed an appeal, a good-faith determination of the taxable value the owner will assert in the appeal.
- **“Current year taxable value”** means the taxable value of a property stated in or determined from:
 - an order issued by the ARB hearing a protest pertaining to the property for the tax year, or
 - if the ARB has not issued an order determining the protest, the notice of appraised value for the most recent tax year.
- **“Uncontested taxable value”** means the portion of the taxable value of a property that is not contested taxable value.

96

Section 5.07(g) – Addendum for Anticipated Substantial Litigation

HB 3093 – Effective May 24, 2025.

- Requires the tax rate calculation worksheets prescribed by the comptroller to be capable of including an addendum with documentation to support the exclusion of contested taxable value from the current total value and each statement submitted by a property owner or entity that intends to pay the tax due on the uncontested taxable value.
- Requires a taxing unit, if it excludes an amount described under Tax Code Section 26.022(6)(C) from the current total value, to include an addendum to the tax-rate calculation forms with documentation supporting the exclusion and each statement submitted under Tax Code Section 41.481(c)(2) for that tax year.
- Requires the assessor-collector to post the addendum with the five most recent tax year's tax-rate calculation forms to its website.
- Requires the appraisal district to electronically incorporate the addendum required under Tax Code Section 26.04(d-3) into the database and make it available to the public within three days of incorporating it into the database.

97

- Requires the tax rate calculation worksheets prescribed by the comptroller be capable of including a hyperlink to a document that evidences the accuracy of each value entry included in the form, except for an entry that involves a mathematical calculation.

Section 5.07(g) – Forms and Records Systems

SB 1023 – Effective Jan. 1, 2026.

98

- Requires the adjustments to the value of taxable property and the adjustments to the amount of taxes imposed or collected to be calculated separately for each reinvestment zone in which the applicable taxing unit participates. The bill requires the comptroller to ensure that the tax rate calculation forms can provide these calculations.

Section 26.03 – Captured Appraised Value and Tax Increment

SB 1023 – Effective Jan. 1, 2026.

99

Section 26.04 – NNR and VATR, Cont'd

SB 1023 – Effective Jan. 1, 2026.

- Requires the designated officer or employee to include a hyperlink to a document that evidences the accuracy of each entry included in the form, described by Tax Code Section 5.07(g)(4).

100

Section 26.012 – Definitions
SB 1453 – Effective Jan. 1, 2026.

- Redefines “current debt service” as the **minimum dollar amount required to be expended for debt service for the current year** rather than “debt service for the current year.”

101

Section 26.04 – NNR and VATR,
SB 1453 – Effective Jan. 1, 2026.

- Requires a taxing unit’s designated official or employee to include in the taxing unit’s debt obligations schedule the **minimum dollar amount** (rather than the amount of principal and interest required to service the taxing unit’s debt).

102

Section 26.05 – Tax Rate
SB 1453 – Effective Jan. 1, 2026.

- Authorizes a taxing unit’s governing body to approve a tax rate used to pay debt service only if at least 50 percent of the governing body’s members approve a motion that:
 - states the determined and proposed rates and the difference between the two rates; and
 - describes the purpose for which the excess revenue collected from the proposed rate will be used.
- Provides that if the taxing unit’s governing body approves a tax rate to pay debt service under these provisions, the approved rate is the taxing unit’s current debt rate for that tax year.
- Requires the office or employee designated to calculate the voter-approval tax rate to recalculate that rate to account for the new current debt rate.
- The recalculated rate is the taxing unit’s voter-approval rate for that tax year.

103

Education Code Section 44.004
SB 1453 – Effective Jan. 1, 2026.


- Amends this section relating to the public notice that a school district must publish before adopting a budget and tax rate.
- States that the amount required to maintain maintenance and operations revenue and pay debt service at the same level, in the case of the interest and sinking fund tax rate, is the “**minimum dollar**” amount required “to be paid” to service the district’s debt, rather than the amount required to service the district’s debt.

104

Section 26.042 – Tax Rates in Disaster Areas
HB 30 – Effective Jan. 1, 2026.

- Repeals subsection (d) of this section that exempts taxing units impacted by certain disasters from the requirement to hold voter-approved tax rate (VATR) elections.
- Requires taxing units affected by a disaster in a declared disaster area to calculate the VATR equal to the lesser of:
 - the VATR calculated in the manner provided for a special taxing unit; or
 - the VATR calculated with the formula: $VOTER-APPROVAL\ TAX\ RATE = (NO-NEW\ REVENUE\ MAINTENANCE\ AND\ OPERATIONS\ RATE \times 1.035) + CURRENT\ DEBT\ RATE + UNUSED\ INCREMENT\ RATE + DISASTER\ RELIEF\ RATE$.

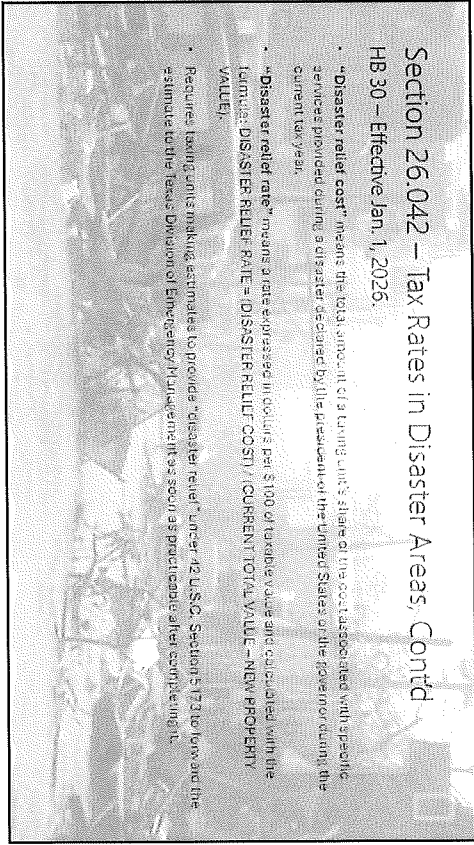
105



Section 26.042 – Tax Rates in Disaster Areas, Cont'd
SB 1502 – Effective Jan. 1, 2026.

- Prohibits a school district's governing body from adopting a tax rate that exceeded expenditures necessary to respond to a disaster for a tax year in which:
 - The governing body previously adopted a tax rate that exceeded the district's voter-approved tax rate;
 - A tax-rate election was held to approve or deny the district's adopted tax rate; and
 - The voters did not approve the proposition to approve the district's adopted tax rate at the election.

107



Section 26.042 – Tax Rates in Disaster Areas, Cont'd
HB 30 – Effective Jan. 1, 2026.

- "Disaster relief cost" means the total amount of a taxing unit's share of the cost associated with specific services provided during a disaster as cited by the president of the United States or the governor during the current tax year.
- "Disaster relief rate" means a rate expressed in dollars per \$100 of taxable value and calculated with the formula: $DISASTER\ RELIEF\ RATE = (DISASTER\ RELIEF\ COST) / (CURRENT\ TOTAL\ VALUE - NEW\ PROPERTY\ VALUE)$.
- Requires taxing units making estimates to provide "disaster relief" under 42 U.S.C. Section 5173 to form and submit to the Texas Division of Emergency Management a form as practicable after completing it.

106

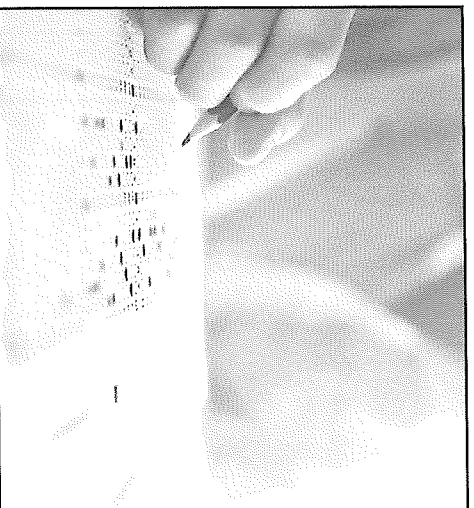
Election Code
Section 52.072
SB 1025 – May 24, 2025.

- Requires ballot propositions seeking voter approval to:
 - state the amount of tax rate or tax increase or reduction as applicable; and
 - for propositions seeking voter approval for a tax increase, include the statement "THIS IS A TAX INCREASE" at the top of the proposition in capital typewritten letters of the same font size as the rest of the proposition.

108

Section 26.08 – Automatic Election to Approve Tax Rate of School District
 HB 2 – Effective Sept. 1, 2025.

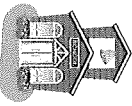
- Removes the amount by which a school district must reduce the enrichment tax rate under Education Code Section 48.202(f) from its voter-approval tax rate calculations.



109

Education Code Sections 48.011 and 48.014 (new)
 HB 2 – Effective Sept. 1, 2025.

- Grants the commissioner of education the authority to implement changes made by the legislature to public school finance, including:
 - adjusting a school district's entitlement if the funding formulas used to determine it result in an unanticipated loss, gain, or other result; and
 - modifying dates relating to adopting a school district's maintenance and operations (M&O) tax rate and any election required for the district to adopt that tax rate, if applicable.
- Requires the commissioner of education to provide a school district with an invalid preliminary finding in the Comptroller's School District Property Value Study (SDPVS) with an estimate of the effect of an invalid local value on the district's finances and any right of recourse available to the district.



110

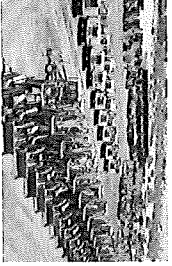
COLLECTIONS



111

Section 23.1242 – Heavy Equipment Dealers
 HB 3424 – Effective Jan. 1, 2026.

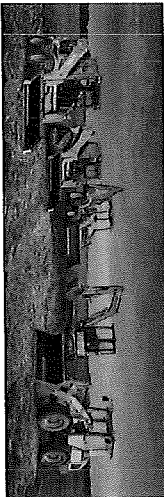
- Requires a heavy equipment dealer to complete an inventory tax statement and submit a unit property tax payment for each item of heavy equipment sold, leased, or rented from the dealer's heavy equipment inventory quarterly rather than monthly.
- Requires the county tax assessor-collector to provide written notice to each owner for whom the collector maintains an escrow account of the unit property tax factor for the following tax year for each location where the dealer holds heavy equipment inventory by December 15th of each year.
- Requires the dealer to include the aggregate amount received for sold, leased or rented heavy equipment on the form rather than reporting the amount for each item.
- Allows the dealer to aggregate the unit property tax assigned to heavy equipment items and removes the dealer's requirement to include the reason no unit property tax is assigned if applicable.



112

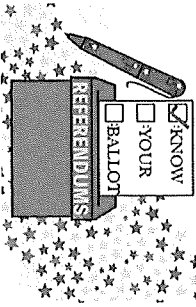
Section 23.1242 – Heavy Equipment Dealers, Cont'd
 HB 3424 – Effective Jan. 1, 2026.

- Removes the dealer's requirement to file a copy of the statement with the chief appraiser; instead, the dealer must retain complete and accurate records documenting the disposition of each item of heavy equipment sold, leased, or rented for at least four years from the date of the item's disposition.
- Specifies that the person who acquires the business or assets of an owner can use the same unit property tax factor that the owner who owes the current year tax would use when paying the current year tax.
- Provides conforming changes for the new quarterly filing requirements for dealers not in business on January 1 of the current tax year.



113

Government Code Section 403.703
 HB 103 – Effective Sept. 1, 2025.

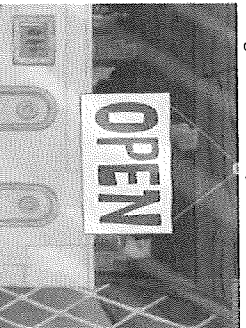


- Authorizes the comptroller to consult with a taxing unit to obtain the information necessary to operate and maintain a **LOCAL BOND, TAX AND PROJECT-RELATED DATABASE** and contract with a third party for its development or maintenance.
- Requires the comptroller to coordinate with the Department of Information Resources (DIR) to include a separate link to the database on the website "Texas.gov/PropertyTaxes."
- Prohibits the comptroller from charging the public a fee for database access.

114

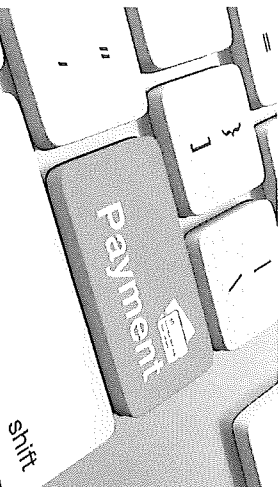
Section 1.06 – Weekends, Holidays, and Office Closures
 HB 1392 – Effective Jan. 1, 2026.

- Amends the title of this section to read, "Effect of Weekend, Holiday, or Office Closure."
- A tax payment is considered timely if it is made the next regular business day if the due date falls on a day the taxing unit's collector's office is closed.



115

SECTION 31.03 – SPLIT PAYMENT OF TAXES
 HB 2742 – EFFECTIVE JAN. 1, 2026.



- Provides that if a taxing unit that has adopted the split-payment option mails its tax bills after November 30, the first one-half of the taxing unit's taxes must be paid before the first day of the next month following the first full calendar month following the date the tax bills are mailed.

116

**Section 42.08
– Forfeiture of
Remedy for
Nonpayment
HB 2742 –
Effective Jan.
1, 2026.**

- Makes conforming changes to this section to allow the split-payment provisions in this bill to apply to property tax payments for properties subject to judicial appeals.

117

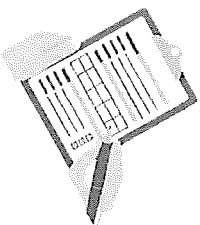
**Section 31.04 –
Postponement
of Delinquency
Date
HB 2742 –
Effective Jan. 1,
2026.**

- Removes the reference to the payment option provided under Tax Code Section 31.03 related to taxes that are calculated too late for it to be available.

118

**Section 1.071 – Delivery of Refund
SB 402 – Effective Sept. 1, 2025.**

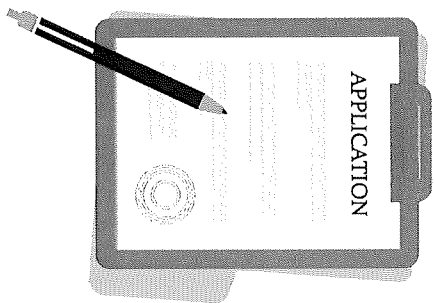
- Requires the comptroller to prescribe the form a person must use to request a refund be sent to an address other than the address listed on the appraisal roll.
- The form must include a notice of the penalties for making or filing an application containing a false statement on the form.
- Allows the person filing the change of address request to revoke the request by filing a written revocation with the collector or taxing unit.



119

**Section 1.072 – Application for Tax
Refund (new)
SB 850 – Effective Sept. 1, 2025.**

- Provides that a person may, but is not required to, apply for a tax refund if the amount of the refund is at least \$20.



120

<p>Section 11.431 – Late Homestead Exemption for SB 850 – Effective Sept. 1, 2025.</p>	<ul style="list-style-type: none"> Removes the requirement that a collector pay a refund within 60 days of the chief appraiser approving a late residence homestead exemption application.
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121

<p>Section 11.439 – Late Applications for Disabled Veterans Exemptions SB 850 – Effective Sept. 1, 2025.</p>	<ul style="list-style-type: none"> Requires the collector to refund any tax, penalties, and interest paid by a qualified veteran organization if the chief appraiser approves a late exemption application. The bill also removes the organization's requirement to apply for the refund. Removes the requirement that a collector pay a refund within 60 days of the chief appraiser approving a late disabled veteran exemption application.
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122

<p>Section 31.071 – Conditional Payments SB 850 – Effective Sept. 1, 2025.</p>	<p>Requires the collector to refund the remainder of any taxes paid on a property still subject to an appeal within 60 days of the chief appraiser notifying the collector of the final determination of the appeal.</p> <p>Requires a collector who fails to make the refund within this time frame to include an annual 12 percent interest rate on the amount calculated from the delinquency date until paid.</p> <ul style="list-style-type: none"> If the collector fails to make the refund because of an act or omission of the chief appraiser, the appraisal district must reimburse the collector for any interest included in the refund amount.
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123

<p>Section 31.072 – Escrow/Accounts SB 850 – Effective Sept. 1, 2025.</p>	<ul style="list-style-type: none"> Requires the collector to refund any amount in an escrow account that exceeds the taxes imposed within 60 days of determining the overage amount.
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124

Section 31.11 – Refunds of Overpayments or Erroneous Payments
 SB 850 – Effective Sept. 1, 2025.

- Requires a taxing unit collector to make any overpayment refunds using available current tax collections or money appropriated by the taxing unit used for making refunds. The bill removes the provisions previously allowing the collector not to issue refunds, including requiring the governing body's approval.
- Requires the collector to refund any erroneous or excessive payments of \$20 or more to the taxpayer or apply that amount to the amount of taxes due the following year if the taxing unit's auditor agrees with the collector's determination of the erroneous or excessive payment amount. The taxpayer must apply for any refund that is less than \$20.
- Requires a collector to mail a written notice to the taxpayer or the taxpayer's representative of the amount of any overpayment, removing the requirement that the overpayment be \$5 or more. The bill requires the notice to state:
 - the taxpayer is not required to apply for the refund if the overpayment amount is at least \$20; and
 - the taxpayer is required to apply for the refund if the overpayment amount is less than \$20.

125

Section 31.112 – Refunds of Payments Made to Multiple Like Taxing Units
 SB 850 – Effective Sept. 1, 2025.

- If a dispute or error is not resolved by an agreement between the "like taxing units" and the Supreme Court enters a final order determining the amount of taxes, a refund must be made by the 50th day of the final order rather than the 180th.
- Requires refunds made after a dispute or error is resolved by an agreement between the "like taxing units" be subject to the provisions in Tax Code Section 31.12 rather than by the 90th day after the agreement is made.
- Requires a taxing unit that fails to make the refund within the 60-day time frame to include an annual 12 percent interest rate on the amount calculated from the delinquency date until paid.

127

Section 31.11 – Refunds of Overpayments or Erroneous Payments, Cont'd
 SB 850 – Effective Sept. 1, 2025.

- Repeals provisions that:
 - remove a taxpayer's requirement to apply for a refund in countries with populations of 2.5 million or more;
 - extend a collector from the requirements under subsection (g) unless the payment amount exceeds the amount of taxes due by more than \$5,000.
- Removes the provision of a taxing unit collector denying an application for a refund.
- Authorizes a taxpayer to file suit against a taxing unit to compel payment of a refund.
- The taxpayer must file suit for refunds not requiring an application within 60 days of receiving the overpayment notice.
- The taxpayer must file suit for refunds that require an application within 60 days of the collector denying the refund application.

126

Section 31.12 – Payment of Tax Refunds; Interest
 SB 850 – Effective Sept. 1, 2025.

- Amends the title to read "Payment of Certain Tax Refunds; Interest."
- Requires refunds provided by certain sections of the Tax Code to be paid by the 60th day after the liability for the refund arises under this section. Refund amounts not paid within the 60-day deadline must accrue an annual 12 percent interest rate calculated from the date the liability for the refund arises until paid.
- Requires refunds provided by certain sections of the Tax Code to be paid by the 60th day after the liability for the refund arises under this section. Refund amounts not paid within the 60-day deadline must accrue an annual 12 percent interest rate calculated from the date the liability for the refund arises until paid.
- Makes conforming changes to the provisions for what constitutes a liability for a refund.

128

Section 41A.10 – Payment of Taxes Pending Appeal
SB 850 – Effective Sept. 1, 2025.

- Requires a collector to issue a refund based on a final determination under binding arbitration resulting in an overpayment within 60 days of the determination. The bill requires the collector that fails to issue the refund within this time frame to include an annual 12 percent interest rate until paid.

129

Section 42.43 – Refund
SB 850 – Effective Sept. 1, 2025.

- Authorizes a property owner to waive any interest required because of a final determination of a judicial appeal.
- If a taxing unit does not make a refund, including interest, before the 60th day after the date of the final determination of the appeal (rather than the chief appraiser certifies a correction to the appraisal roll under Section 42.41), the taxing unit shall include with the refund interest on the amount refunded at an annual rate of 12 percent, calculated from the delinquency date for the taxes until the date the refund is made.
- Authorizes a property owner who prevails in a suit to compel a refund is entitled to court costs and reasonable attorney's fees if the suit was filed on or after the 60th day after the final determination of the appeal to which the refund relates, rather than the 180th day after the chief appraiser certified a correction to the appraisal roll.
- Provides that the final judgment in an appeal:
 - o may designate to whom and where a refund is to be sent; and
 - o may not require the property owner to file a form with the Internal Revenue Service as a prerequisite to the issuance of a refund unless the form was required under Federal law.

130

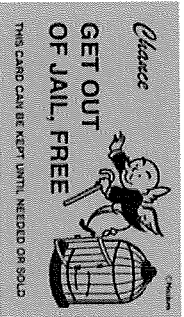
Government Code Section 2003.913
SB 850 – Effective Sept. 1, 2025.

- Requires a taxing unit to issue a refund within 60 days after the final determination of a SOAH appeal if the determination decreases a property owner's tax liability to less than the taxes paid.
- Requires a taxing unit that fails to issue a refund within this time frame to include an annual 12 percent interest rate on the amount calculated from the delinquency date until paid.

131

Section 31.08 – Tax Certificate
SB 2173 – Effective Sept. 1, 2025.

- Requires a taxing unit to extinguish tax liens, including liens for any delinquent taxes, penalties, or interest determined to be due because of an erroneously allowed and subsequently cancelled residence homestead exemption if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties, or interest are due.
- Provides that the lien is not extinguished if the chief appraiser or the collector determines that the property transfer occurred between two related individuals within the first degree by consanguinity or affinity, an employer and an employee, a parent company and its subsidiary, or a trust and a beneficiary of that trust.




132

Section 34.01 – Sale of Property
HB 3680 – Effective Sept. 1, 2025.

- Requires a notice of a sale required for real property seized under a tax warrant to include a disclosure statement about certain water and wastewater services if the property is in a county that borders the United Mexican States and the Gulf of Mexico.

133



MISCELLANEOUS BILLS RELATING TO PROPERTY TAX


134

SB 523: Allowing Alt Address on ID

Adds Parole Officers and Probation Officers to those allowed to use their work address instead of home address on their official ID or driver's license.

Includes Peace Officers and Prosecutors.

Effective September 1, 2025.



135

Local Government Code Section 394.031 - HFCs

HB 21 – May 28, 2025.

- Amends the title of this section to "Exercise of Powers' Area of Operation."
- Limits where a **housing finance corporation** can own real property for residential development or engage in residential development to the boundaries of the county or municipality that sponsored the corporation under Section 394.011.
- Allows a housing finance corporation to own real property for residential development or engage in residential development outside these boundaries only if a resolution or order approving it is adopted by the governing bodies of:
 - each municipality that contains any part of the outside area where the corporation proposes to own real property for residential development or engage in residential development;
 - for a residential development or home located in the unincorporated area of a county, each county that contains any part of the outside area in which the corporation proposes to own real property for residential development or engage in residential development; and
 - any housing finance corporation sponsored by a municipality or county under Section 394.011.

136

Local Government Code Section 394.037
 HB 21 – May 28, 2025.

- Authorizes the corporation to issue bonds only to finance or support a residential development or home located within the boundaries of a sponsoring local government unless the governing body of each municipality or county containing parts of the development outside the boundaries of the local government adopts a resolution approving the bonds.

Local Government Code Section 394.9026
 HB 21 – May 28, 2025.

- Provides additional requirements for housing finance corporations to receive property tax exemptions under Section 394.905

137

Local Government Code Section 394.9027
 HB 21 – May 28, 2025.

- Requires a housing finance corporation claiming an exemption to submit an annual audit report conducted by an independent auditor or compliance expert to the Texas Department of Housing and Community Affairs (TDHCA).
- The audit report must state whether the corporation is complying with the exemption requirements and identify the difference in the rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the income restrictions.
- Requires TDHCA to examine the audit report, publish a summary of the audit's findings and make the report available on its website.
- TDHCA must issue a copy of the report to the audited housing finance corporation, the comptroller, and the sponsoring local government or governments. TDHCA must provide written notice indicating the housing finance corporation's noncompliance no later than 120 days after the audit report was submitted.
- The audit report is due no later than June 1 of the tax year after the date the housing finance corporation acquires an existing multifamily residential development, or a newly constructed multifamily residential development first becomes occupied by one or more tenants. Subsequent reports are due by June 1 annually.

138

Local Government Code Section 394.905
 HB 21 – May 28, 2025.

- Amends the title of this section to read "Exemption from Taxes and Fees."
- Authorizes an eligible multifamily residential development owned by a housing finance corporation to certain ad valorem and sales and use tax exemptions if specific conditions are met.
- A housing finance corporation will not receive a property tax exemption unless it meets the eligibility requirements under Section 394.9026(g) and the audit report requirements under Section 394.9027(d).

139

Occupations Code Sections 1151.002 and 1151.051
SB 2075 – Effective Sept. 1, 2025.

- Makes conforming changes to these sections, replacing the term "Committee" with "Board" in reference to the Texas Tax Professional Advisory Board and adds a two-year term limit provision for the board's presiding officer.

140

Teachers Cannot Serve on the ARB

SB 974—Vetoed 5/22/2025

- The bill passed allowing teachers to serve on ARBs. The Governor, however, vetoed the bill because he saw a conflict of interest:

VETOED

141

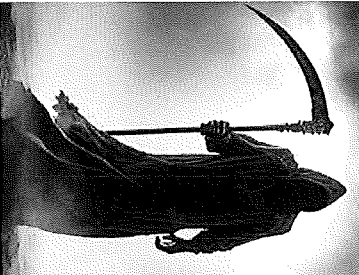
HJR 2- NO DEATH TAX

A constitutional amendment prohibiting the legislature from imposing death taxes applicable to a decedent's property or the transfer of an estate, inheritance, legacy, succession, or gift.

Does not apply to:

- Section 29(f): Transfer Tax on Transaction Conveying Fee Simple Title to Real Property
- Article VIII: Taxation and Revenue
- Tax applicable to the transfer of a motor vehicle by gift
- Ad valorem tax on property*

143



HJR 2- NO DEATH TAX

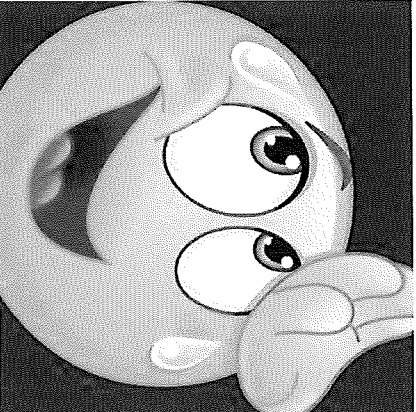
A constitutional amendment prohibiting the legislature from imposing death taxes applicable to a decedent's property or the transfer of an estate, inheritance, legacy, succession, or gift.

Prohibits the legislature from:

- Imposing a state tax on property of a deceased individual's estate because of the death of an individual, including an estate, inheritance, legacy, succession, or death tax;
- Imposing a state tax on the transfer of an estate, inheritance, legacy, succession, or gift from an individual, family, estate, or trust to another individual, family, estate, or trust, or to a generation-skipping trust, if the tax was in effect on January 1, 2025; or
- Increasing the rate or expand the applicability of a state tax described by Subdivision (2) of this subsection that was in effect on January 1, 2025, beyond the rate or applicability of the tax that was in effect on that date.

142

Conclusion



144

BILLS PENDING VOTER APPROVAL:	Homestead Exemption \$140,000
Over-65 & Disabled \$60,000	

ADJ Surviving Spouse of Veteran died from disease or condition to exempt until remarried


HS completely destroyed by fire exemption prorated for that year

Animal Feed held for Retail Sale is exempt

Border Security Infrastructure Real property exempt

\$125,000 of BPP value at each location exempt

No State Death Tax




145

IMPT. BILLS EFFECTIVE SEPTEMBER 1, 2025:

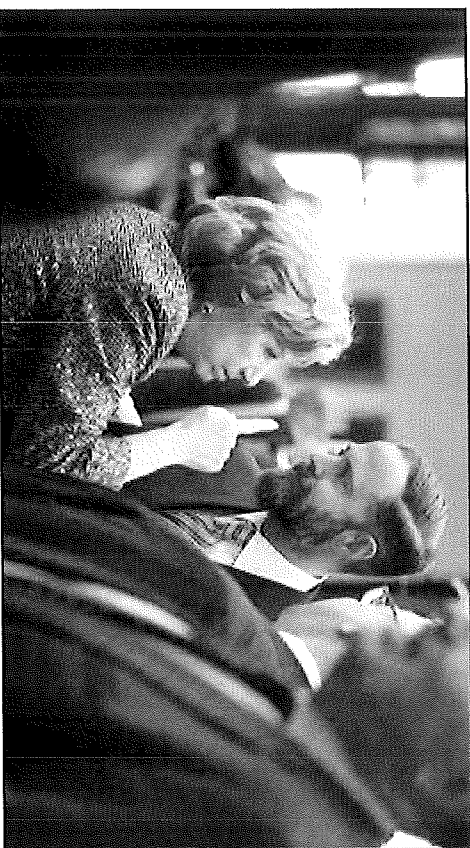
- Chief can no longer require everyone to reapply for HS.
- Rendition extension means Freeport & Allocation apps extended too.
- Owners of archeological sites can protest either site or land or allocation of value.
- County Coroner and JPs added to list of "First Responders."
- Parole Officers & Probation Officers join Peace Officers and Prosecutors in having their work address on their ID instead of their home address.

IMPT. BILLS EFFECTIVE JANUARY 1, 2025:

- Intangible property is nontaxable & Comptroller is a party on appeal of railroad rolling stock allocation.
- Broader allowance for charitable housing for elderly.
- Human burial property gets the exemption without application if the Chief can tell its burial property.
- Teachers Still Can't serve on the ABB



146



147



148