



2022 Annual Report

Bandera Central Appraisal District
1206 Main Street – P.O. Box 1119
Bandera, TX 78003
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www.bancad.org



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October 2024

Welcome from the Chief Appraiser:

It is my pleasure to present the 2022 Bandera Central Appraisal District Annual Report. The purpose of this report is to provide a summarized year to year comparison and analysis of appraisal activity as well as to provide transparency in reporting of imperative data.

The Bandera Central Appraisal District strives to provide fair and uniform market value appraisals while operating in an efficient and accurate manner. It is our hope that this Annual Report will allow greater insight into the operations of the Bandera Central Appraisal District.

With our staff experience, knowledge, and professionalism, our office looks forward to continuing to serve and assist the entities and property owners of Bandera County.

Sincerely,

A handwritten signature in blue ink that reads "Maria A. Garcia".

Maria A. Garcia RPA, CCA
Interim Chief Appraiser

General Information:

The Bandera Central Appraisal District (BCAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. The local property tax system follows the principle of checks and balances. An appraisal district board of directors hires the chief appraiser, sets the budget, and appoints the appraisal review board members.

The directors have no authority to set values or appraisal methods. The chief appraiser carries out the appraisal district's legal duties, hires the staff, makes the appraisals, and operates the appraisal office. The Bandera Central Appraisal District Board of Directors consists of five members. The Directors are appointed or elected by the eligible taxing units of Bandera County in accordance with Section 6.03 of the Texas Property Tax Code. The Bandera Assessor/Collector is a non-voting member of the Board of Directors.

BCAD Board Members:

Bo Mansfield (Chairman)
George Sharman (Vice-Chairman)
Don Giles (Secretary)
Russell Hevenor
Mike Wilson
Rebekah Dolphus - Tax Assessor/Collector (Non-Voting Member)

<u>Appraisal Date:</u>	January 01,2022	<u>Parcels Appraised:</u>	35,414
<u>Tax Year:</u>	2022	<u>Property Types:</u>	Real & Personal
<u>Last Physical Inspection:</u>	August 2021 to April, 2022	<u>Assessment Ratio:</u>	100% of Market Value
<u>Prior Tax Year:</u>	2021	<u>Appraisal Area:</u>	Bandera County

Purpose of Report:

The purpose of this report is to better inform the property owners within the boundaries of the Bandera Central Appraisal District (BCAD) of year-to-year data and changes within the state property tax system. Appraisals performed by the BCAD are an estimate of market value on January 1 of each year as defined by the Texas Property Tax Code (Sec. 1.04) on all taxable property within the boundaries of the BCAD. The intended use of the appraisals are to establish a tax base upon which a property tax will be levied and provide the taxing entities of Bandera County a certified appraisal roll of all taxable property within their jurisdictions for purposes of Ad Valorem Taxation only.

Market Value Defined as:

The pricing at which property would transfer for cash or its equivalent under prevailing market conditions if:

- A. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. Both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- C. Both the seller and the purchaser seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

Entities Served:

Bandera County

City of Bandera

Bandera Independent School District

Medina Independent School District

Northside Independent School District

Utopia Independent School District

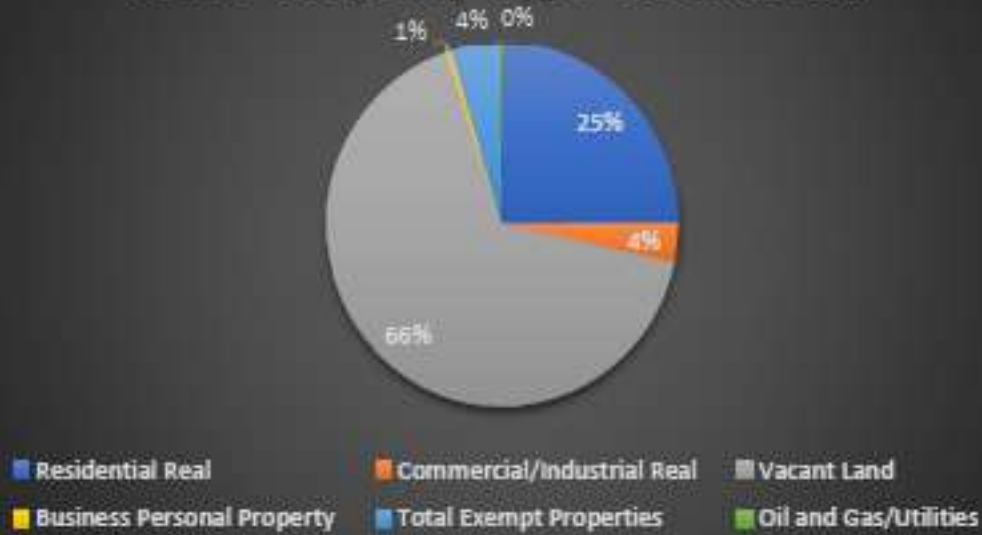
Flying 'L' Ranch Public Utility District

Utopia /Vanderpool Area ESD #1

Bandera County River Authority and Groundwater District

2022 BCAD Property Type Breakdown at Certification					
State Code	Description	No. of Accts / Units	New Market Value	Market Value	% of Total
A,B,M,O	Residential Real	9,247	\$47,937,332	\$1,520,649,661	25%
F1,F2	Commercial/Industrial Real	730	\$13,890,570	\$215,677,091	4%
C,D,E	Vacant Land	25,335	\$21,046,275	\$4,068,600,611	66%
L1,L2, S	Business Personal Property	1,003	\$0	\$28,448,270	0%
X	Total Exempt Properties	842	\$1,946,460	\$267,053,927	4%
G,J	Oil and Gas/Utilities	256	\$666,530	\$21,434,033	0%
Totals			\$85,487,167	\$6,121,863,593	100%

BCAD Property Type Breakdown

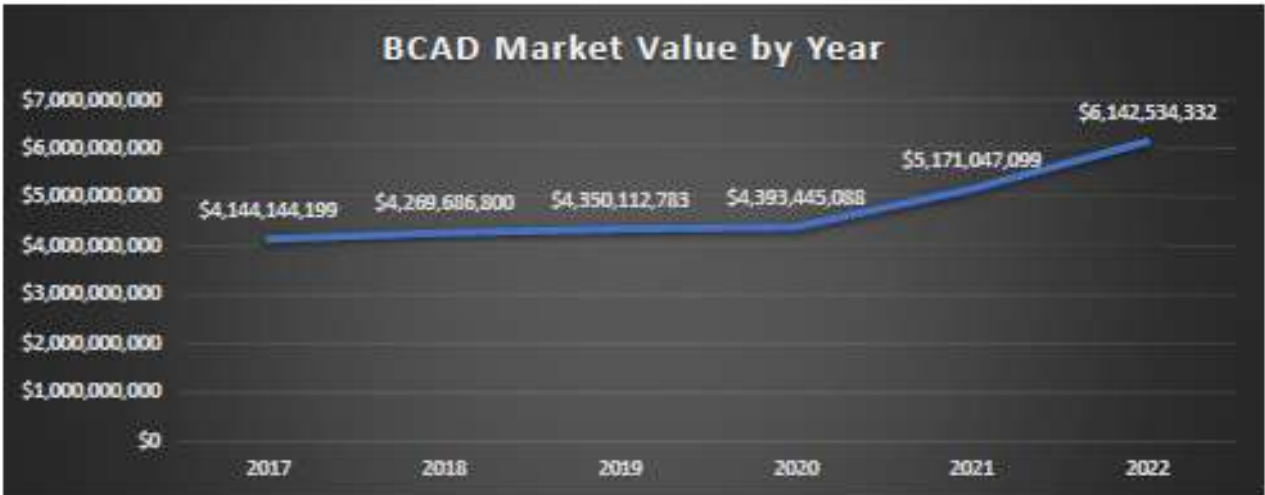


Market Comparison by Taxing Entity

Entity	2018 Certified Market	2019 Certified Market	2020 Certified Market	2021 Certified Market	2022 Certified Market	% Change from 2021 to 2022
<i>Bandera County</i>	\$4,269,686,800	\$4,350,112,783	\$4,393,445,088	\$5,171,047,099	\$6,142,534,332	18.79%
<i>City of Bandera</i>	\$153,619,532	\$154,969,396	\$155,540,753	\$171,169,490	\$187,164,952	9.34%
<i>Bandera Independent School District</i>	\$2,783,826,828	\$2,853,693,515	\$2,896,003,110	\$3,429,970,035	\$4,211,918,236	22.80%
<i>Medina Independent School District</i>	\$989,873,560	\$996,242,295	\$999,258,714	\$1,181,255,051	\$1,341,872,669	13.60%
<i>Northside Independent School District</i>	\$54,789,059	\$56,369,796	\$57,653,965	\$67,596,284	\$76,955,617	13.85%
<i>Utopia Independent School District</i>	\$439,049,044	\$441,606,480	\$440,529,042	\$494,619,861	\$514,071,455	3.93%
<i>Bandera County River Authority and Groundwater District</i>	\$4,269,686,800	\$4,350,112,783	\$4,393,445,088	\$5,171,266,789	\$6,142,698,272	18.79%
<i>Flying "L" Ranch Public Utility District</i>	\$50,531,039	\$51,957,119	\$54,129,050	\$70,015,987	\$93,634,501	33.73%
<i>Utopia/Vanderpool Area ESD #1</i>	\$435,799,698	\$440,204,043	\$439,491,520	\$494,619,861	\$502,051,012	1.50%

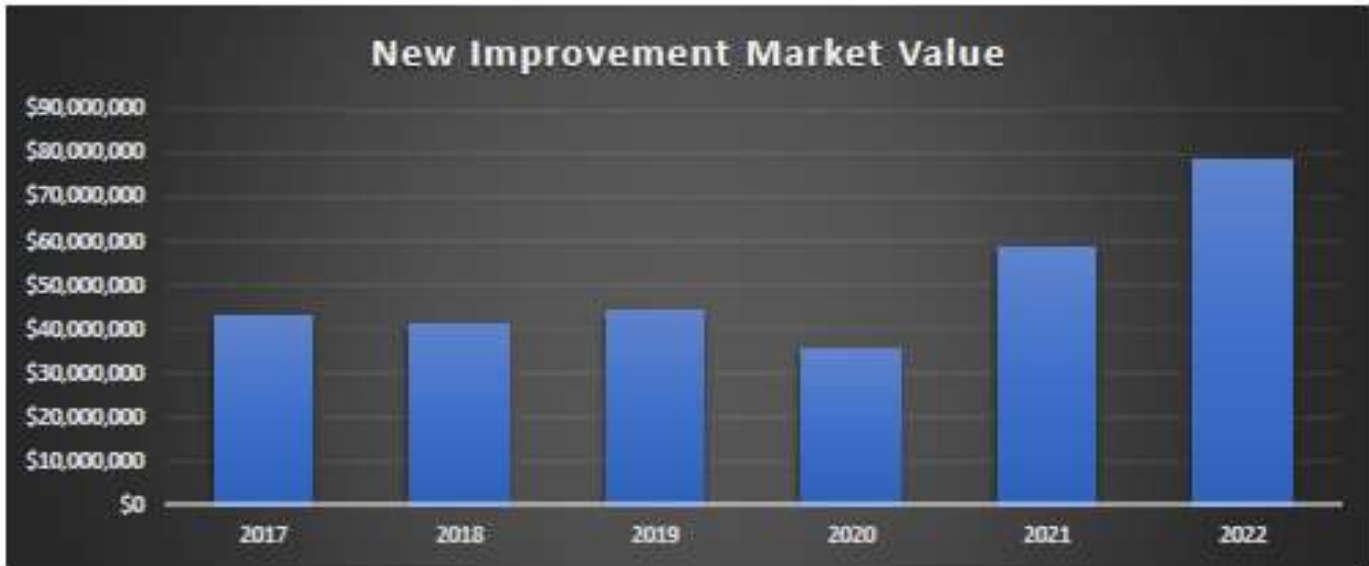
Market Value by Year

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$4,144,144,199	\$4,269,686,800	\$4,350,112,783	\$4,393,445,088	\$5,171,047,099	\$6,142,534,332



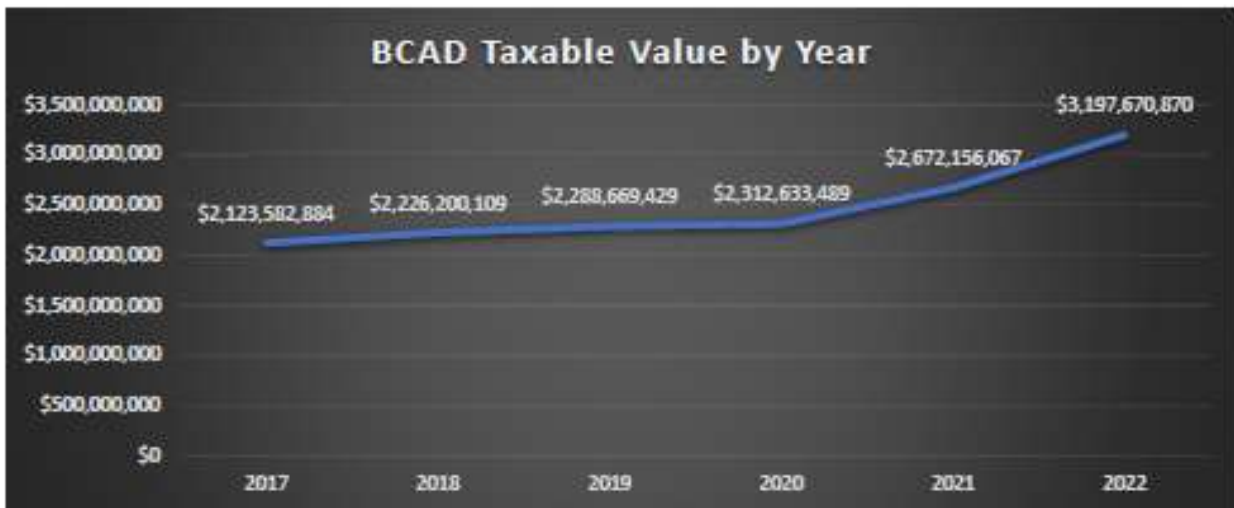
New Improvement Market Value by Year

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$43,083,661	\$41,098,149	\$44,319,260	\$35,108,310	\$58,204,284	\$78,679,697



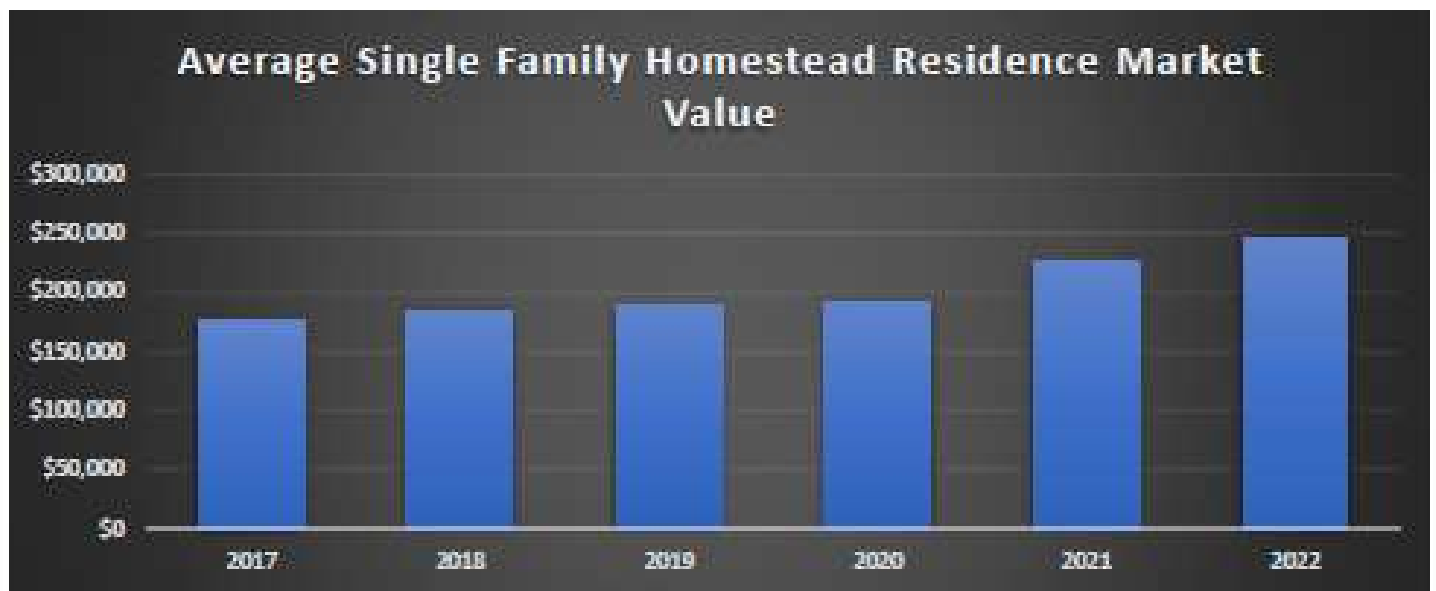
Taxable Value by Year

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$2,123,582,884	\$2,226,200,109	\$2,288,669,429	\$2,312,633,489	\$2,672,156,067	\$3,197,670,870



Average Single Family Residence Market Value

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
\$175,887	\$185,279	\$188,859	\$190,475	\$226,275	\$246,585



Taxpayer Appeal Results:

For the 2022 tax year in accordance with Texas Property Tax Code 25.19, the Bandera Central Appraisal District mailed the required notices of appraised value. Notices of appraised value were mailed on April 29, 2022. All property owners and/or authorized tax consultants had until May 31, 2022 to file an appeal with the Appraisal Review Board (ARB) under Texas Property Tax Code 41.44.

The Appraisal Review Board (ARB) hearings began May 31, 2022, and concluded by the ARB approving the records and the Chief Appraiser certifying the roll, on July 25, 2022.

<u>2022 BCAD Protest Breakdown:</u>						
	Online Appeals	Settled	Withdrawn	Hearings Held	No-Show	Total Protests
Residential	292	870	28	529	343	2062
Commercial/Industrial	9	112	10	49	24	204
Business Personal	N/A	11	7	1	6	25
Land	167	670	89	315	218	1459
Inventory	N/A	74	0	0	1	75
Utilities	2	61	14	0	3	80
Totals	470	1,798	148	894	595	3,905

Total Protest Numbers by Year:

<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
2,098	1,430	1,945	1,297	1,066	3,458	3,905

2022 Tax Rates for the Taxing Entities in Bandera County

Taxing Entity	Total Tax Rate (per \$100)
Bandera County (BC)	0.559500
County Road (CR)	0.040000
Special Road (SPC)	0.010000
Bandera ISD (BS)	0.978400
Medina ISD (MS)	1.080600
Utopia ISD (US)	0.884600
Northside ISD (NS)	1.190100
City of Bandera (BT)	0.480930
Flying L (FR)	0.394040
Bandera County River Authority & Groundwater District (SW)	0.042990
Utopia/Vanderpool Emergency Services District (ESD#1)	0.085790
Combination of Rates	
County, County Road, Special Road, BCRAGD, Bandera ISD, City	2.111820
County, County Road, Special Road, BCRAGD, Bandera ISD, Flying L	2.024930
County, County Road, Special Road, BCRAGD, Bandera ISD	1.630890
County, County Road, Special Road, BCRAGD, Medina ISD	1.733090
County, County Road, Special Road, BCRAGD, Northside ISD	1.842590
County, County Road, Special Road, BCRAGD, Utopia ISD, ESD#1	1.622880
County, County Road, Special Road, BCRAGD, Utopia ISD	1.537090

Exemptions:

Property owners may qualify for a variety of exemptions, some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in Chapter 11 of the Texas Property Tax Code.

Residential Homestead:

The chart represents the total exemption amounts available to homeowners who qualify for the exemption on home sites with a maximum residential use of 20 acres.

Exemptions Offered by Bandera County Taxing Entities

Exemptions	Exempt Amount/% (Mandated by State Law)	Exempt Amount/% (Option Granted by Entity)
Bandera County (BC)		
Homestead (HS)	-	1% or \$5,000 Minimum
Over 65 (OV65)	-	\$10,000
Disabled Person (DP)	-	\$3,000
Bandera County - County Road (CR)		
Homestead (HS)	-	1% or \$5,000 Minimum
Over 65 (OV65)	-	\$10,000
Disabled Person (DP)	-	\$3,000
Bandera County - Special Road (SPC)		
Homestead (HS)	-	1% or \$5,000 Minimum
Over 65 (OV65)	-	\$10,000
Disabled Person (DP)	-	\$3,000
Bandera County River Authority & Groundwater District (SW)		
Homestead (HS)	-	\$5,000
Over 65 (OV65)	-	-
Disabled Person (DP)	\$10,000	-
City of Bandera (BT)		
Homestead (HS)	-	7% or \$5,000 Minimum
Over 65 (OV65)	-	\$15,000
Disabled Person (DP)	-	-
Flying 'L' Ranch Public Utility District (FR)		
Homestead (HS)	-	20% or \$5,000 Minimum
Over 65 (OV65)	-	-
Disabled Person (DP)	-	-
Bandera ISD (BS)		
Homestead (HS)	\$40,000	-
Over 65 (OV65)	\$10,000	\$6,000
Disabled Person (DP)	\$10,000	-
Medina ISD (MS)		
Homestead (HS)	\$40,000	-
Over 65 (OV65)	\$10,000	\$10,000
Disabled Person (DP)	\$10,000	-
Northside ISD (NS)		
Homestead (HS)	\$40,000	-
Over 65 (OV65)	\$10,000	\$13,330
Disabled Person (DP)	\$10,000	\$13,330
Utopia ISD (US)		
Homestead (HS)	\$40,000	-
Over 65 (OV65)	\$10,000	-
Disabled Person (DP)	\$10,000	-
Utopia/Vanderpool Area ESD #1 (ESD)		
Homestead (HS)	-	-
Over 65 (OV65)	-	-
Disabled Person (DP)	-	-
Disabled Veteran Exemption for all Taxing Units		
Percentage Disability	Exemption Amount	Provision
(DV 1) 10%-29%	\$5,000	Mandated by State Law
(DV 2) 30%-49%	\$7,500	Mandated by State Law
(DV 3) 50%-69%	\$10,000	Mandated by State Law
(DV 4) 70%-100%	\$12,000	Mandated by State Law
(DVHS) 100% Disabled	Total Residence Exempt (All Taxing Units)	Mandated by State Law

For school tax purposes, the over 65, disability, surviving spouse, and 100% disabled veteran residential homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead of existing structures, (any/all new improvements added to the home site will cause the ceiling to be readjusted factoring in the new improvements market value, and then reset in the subsequent tax year).

All homeowners who qualify for the residential homestead exemption are subject to the placement of a homestead cap on their qualifying property which limits the increase of taxable value on the homestead property to ten (10%) percent a year. However, the market value will be reflective of the local real estate market.

Disabled Veterans:

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service-connected disability (as described above), disabled veterans without a 100% service-connected disability are allowed a homestead exemption for their residence, or a general exemption (non-homestead) on any property they own based upon the percentage rating as determined by the Department of Veteran's Affairs. Current exemption amounts, as based upon these ratings are shown in the chart below:

Percentage Disability	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000



Bandera Central Appraisal District

Partial Exemptions by Taxing Unit for 2022

Entity	Exemption	Number of	Total Exempted
Bandera County (BC)	DP	365	\$946,959
	DP5	12	\$33,000
	DV1	48	\$257,000
	DV1S	1	\$5,000
	DV2	46	\$323,860
	DV2S	2	\$7,500
	DV3	62	\$525,570
	DV3S	1	\$10,000
	DV4	490	\$4,886,914
	DV4S	50	\$540,214
	DVHS	306	\$86,756,772
	DVHSS	38	\$8,312,285
	HS	6,849	\$32,503,097
County Road (CR)	OV65	3,242	\$29,549,907
	OV65S	293	\$2,679,624
	DP	365	\$1,893,918
	DP5	12	\$33,000
	DV1	48	\$257,000
	DV1S	1	\$5,000
	DV2	46	\$323,860
	DV2S	2	\$7,500
	DV3	62	\$525,570
	DV3S	1	\$10,000
	DV4	490	\$4,862,914
	DV4S	50	\$540,214
	DVHS	306	\$85,957,375
Special Road (SPC)	DVHSS	38	\$8,586,870
	HS	6,849	\$32,486,837
	OV65	3,242	\$30,529,907
	OV65S	293	\$2,679,625
	DP	365	\$946,959
	DP5	12	\$33,000
	DV1	48	\$257,000
	DV1S	1	\$5,000
	DV2	46	\$323,860
	DV2S	2	\$7,500
	DV3	62	\$525,570
	DV3S	1	\$10,000
	DV4	490	\$4,862,914
	DV4S	50	\$540,214
	DVHS	306	\$85,957,375
	DVHSS	38	\$8,586,870
	HS	6,849	\$40,407,062
	OV65	3,242	\$30,529,907
	OV65S	293	\$2,679,624

Entity	Exemption	Number of	Total Exempted
Bandera ISD (BS)	DP	333	\$2,525,451
	DP5	12	\$110,000
	DV1	46	\$237,000
	DV1S	1	\$5,000
	DV2	45	\$308,860
	DV2S	2	\$7,500
	DV3	56	\$465,570
	DV3S	1	\$10,000
	DV4	435	\$4,212,714
	DV4S	46	\$467,403
	DVHS	287	\$72,357,196
	DVHSS	31	\$6,249,138
	HS	5,883	\$218,067,768
Medina ISD (MS)	OV65	2,714	\$37,106,902
	OV65S	248	\$3,519,356
	DP	20	\$168,695
	DP5	-	-
	DV1	2	\$10,000
	DV1S	-	-
	DV2	-	-
	DV2S	-	-
	DV3	2	\$20,000
	DV3S	-	-
	DV4	22	\$214,052
	DV4S	1	\$12,000
	DVHS	9	\$2,258,020
Northside ISD (NS)	DVHSS	3	\$252,191
	HS	597	\$22,341,494
	OV65	336	\$6,131,441
	OV65S	30	\$513,886
	DP	6	\$139,980
	DP5	-	-
	DV1	-	-
	DV1S	-	-
	DV2	1	\$7,500
	DV2S	-	-
	DV3	3	\$30,000
	DV3S	-	-
	DV4	15	\$156,000
	DV4S	-	-
	DVHS	4	\$828,329
	DVHSS	1	\$231,870
	HS	133	\$5,135,650
	OV65	52	\$1,075,876
	OV65S	2	\$46,660

DP: Disabled Person

DV1: Disabled Veteran 1 (Disability Rating of 10% to 29%)

DV1S: Disabled Veteran 1 Surviving Spouse (Disability Rating of 10% to 29%)

DV2: Disabled Veteran 2 (Disability Rating of 30% to 49%)

DV2S: Disabled Veteran 2 Surviving Spouse (Disability Rating of 30% to 49%)

DV3: Disabled Veteran 3 (Disability Rating of 50% to 69%)

DV3S: Disabled Veteran 3 Surviving Spouse (Disability Rating of 50% to 69%)

DV4: Disabled Veteran 4 (Disability Rating of 70% to 100%)

DV4S: Disabled Veteran 4 Surviving Spouse (Disability Rating of 70% to 100%)

DVHS: Disabled Veteran Homestead

DVHSS: Disabled Veteran Homestead Surviving Spouse

HS: Homestead Exemption

OV65: Age 65 or Older Exemption

OV65S: Age 65 or Older Exemption Surviving Spouse



Bandera Central Appraisal District

Partial Exemptions by Taxing Unit for 2022

Entity	Exemption	Number of	Total Exempted
Utopia ISD (US)	DP	6	\$48,153
	DPS	-	-
	DV1	-	-
	DV1S	-	-
	DV2	-	-
	DV2S	-	-
	DV3	1	\$10,000
	DV3S	-	-
	DV4	19	\$192,030
	DV4S	3	\$30,730
	DVHS	7	\$1,268,671
	DVHSS	3	\$587,799
	HS	244	\$9,093,494
City of Bandera (BT)	OV6S	143	\$1,308,728
	OV6SS	13	\$110,000
	DP	11	\$150,000
	DPS	-	-
	DV1	-	-
	DV1S	-	-
	DV2	-	-
	DV2S	-	-
	DV3	2	\$10,000
	DV3S	-	-
	DV4	6	\$48,000
	DV4S	-	-
	DVHS	10	\$1,626,108
Bandera County River Authority and Groundwater District (SW)	DVHSS	-	-
	HS	194	\$2,395,000
	OV6S	98	\$1,395,000
	OV6SS	14	\$210,000
	DP	365	\$0
	DPS	12	\$0
	DV1	48	\$257,000
	DV1S	1	\$5,000
	DV2	46	\$323,860
	DV2S	2	\$7,500
	DV3	62	\$525,570
	DV3S	1	\$10,000
	DV4	490	\$4,886,914
	DV4S	50	\$540,214
	DVHS	306	\$86,782,250
	DVHSS	38	\$8,674,924
	HS	6,849	\$30,944,966
	OV6S	3,242	\$0
	OV6SS	293	\$0

Entity	Exemption	Number of	Total Exempted
Flying 'L' Ranch Public Utility District (FR)	DP	4	\$0
	DPS	1	\$0
	DV1	2	\$17,000
	DV1S	-	-
	DV2	-	-
	DV2S	-	-
	DV3	1	\$10,000
	DV3S	-	-
	DV4	13	\$120,000
	DV4S	1	\$12,000
	DVHS	7	\$2,447,273
	DVHSS	1	\$186,090
	HS	167	\$11,662,583
Utopia/Vanderpool Area Emergency Services District #1 (ESD)	OV6S	101	\$0
	OV6SS	6	\$0
	DP	-	-
	DPS	-	-
	DV1	-	-
	DV1S	-	-
	DV2	-	-
	DV2S	-	-
	DV3	2	\$10,000
	DV3S	-	-
	DV4	16	\$156,030
	DV4S	3	\$30,730
	DVHS	6	\$1,297,439
	DVHSS	3	\$717,799
	HS	-	-
	OV6S	-	-
	OV6SS	-	-

DP: Disabled Person

DV1: Disabled Veteran 1 (Disability Rating of 10% to 29%)

DV1S: Disabled Veteran 1 Surviving Spouse (Disability Rating of 10% to 29%)

DV2: Disabled Veteran 2 (Disability Rating of 30% to 49%)

DV2S: Disabled Veteran 2 Surviving Spouse (Disability Rating of 30% to 49%)

DV3: Disabled Veteran 3 (Disability Rating of 50% to 69%)

DV3S: Disabled Veteran 3 Surviving Spouse (Disability Rating of 50% to 69%)

DV4: Disabled Veteran 4 (Disability Rating of 70% to 100%)

DV4S: Disabled Veteran 4 Surviving Spouse (Disability Rating of 70% to 100%)

DVHS: Disabled Veteran Homestead

DVHSS: Disabled Veteran Homestead Surviving Spouse

HS: Homestead Exemption

OV6S: Age 65 or Older Exemption

OV6SS: Age 65 or Older Exemption Surviving Spouse

State Comptroller PTAD Studies

According to Section 5.10 and 5.102 of the Texas Property Tax Code, the State Comptroller's Property Tax Assistance Division (PTAD) shall conduct two reviews/studies of appraisal districts. These PTAD reviews/studies have an alternating cycle in which one year the PTAD conducts a Property Value Study (PVS) and the following year a Methods & Assistance Program (MAP) review.

The PVS determines the degree of uniformity and median level of appraised value ratios within certain state categories, for each appraisal district. It also determines the taxable value of property for each school district in regards to school funding. In conducting the study, the comptroller applies appropriate standard statistical analysis techniques to data collected as required by Section 403.302, of the Government Code. A PVS was conducted for the 2021 appraisal year, please see the results listed below.

The MAP reviews the governance of the appraisal district, taxpayer assistance, and the appraisal standards, operating procedures, and methodology used by each appraisal district. The areas of study remain the same year to year, but the specific questions, number of questions, documentation requested, and scoring system do change. Pre-2014, the highest score possible was 'Exceeds', determined by a score exceeding 89 in each MAP review category. From 2014 to present a score between 90-100 was considered a 'Meets' and a 'Meets All' determination was reserved for a 100 score. A MAP review was conducted for the 2021 appraisal year, please see the results listed below.

BCAD Property Value Study (PVS) Results

	<u>2014</u>	<u>2016</u>	<u>2018</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Median Level of Appraisal	1.00	1.01	0.99	0.86	0.91	0.84
Coefficient of Dispersion	11.00	16.37	10.87	22.41	12.83	27.79

BCAD Methods & Assistance Program (MAP) Results

	<u>2015</u>	<u>2017</u>	<u>2019</u>	<u>2021</u>
Governance	Meets All	Meets All	Meets All	Meets All
Taxpayer Assistance	Meets All	Meets All	Meets All	Meets All
Operating Procedures	Meets All	Meets All	Meets	Meets
Appraisal Standards, Procedures, and Methodology	Meets All	Meets All	Meets All	Meets All



The Bandera Central Appraisal District strives to keep the citizens of Bandera County and the surrounding areas informed about the Texas Property Tax System, either by news releases, publications, legislative changes, and website updates. If you have any questions regarding your property, feel free to contact our office and we will be glad to assist you in any way we can.

Bandera Central Appraisal District

1206 Main Street – P.O. Box 1119

Bandera, TX 78003

(830) 796-3039

www.bancad.org

Section 5.03	<p>SB 63 and HB 3786 add subsection (d) allowing the Comptroller, after giving notice, to send and require submission of documents, payments, notices, reports or other items electronically. The Comptroller may adopt rules to administer electronic submission and delivery, including rules specifying format.</p> <p><i>Effective Sept. 1, 2021.</i></p>
Section 5.041	<p>SB 63 and HB 3788 amend subsections (b) and (e-1) to allow distance training and education for an appraisal review board training course. The bills add subsection (i) to authorize the Comptroller to adopt rules implementing distance training and education, including establishing criteria for course availability and for demonstrating course completion.</p> <p><i>Effective Sept. 1, 2021 (SB 63). Effective Jan. 1, 2022 (HB 3788).</i></p>
Section 5.103	<p>HB 988 amends subsection (d) to require an appraisal review board to incorporate model hearing procedures prepared by the Comptroller when adopting hearing procedures. An appraisal review board may adopt procedures that supplement the model hearing procedures, provided they do not contradict or circumvent the model hearing procedures.</p> <p>The bill adds subsection (e) to require the Comptroller to re-view the hearing procedures adopted by each appraisal review board.</p> <p><i>Effective June 15, 2021.</i></p>
Section 5.104	<p>HB 988 amends subsection (l) to require the Comptroller to include a summary of comments, complaints, and suggestions forwarded by taxpayer liaison officers, results of the Comptroller's review of appraisal review board hearing procedures, and results of requests for limited binding arbitration in the appraisal review board survey report.</p> <p><i>Effective June 15, 2021.</i></p>
Section 6.03	<p>HB 988 adds subsection (k-1) to require the governing body of a taxing unit entitled to cast at least five percent of the total votes to determine its vote for its appraisal district's board of directors by resolution adopted at the first or second open meeting held after the date the chief appraiser delivers the ballot in counties with a population of 120,000 or more. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.</p> <p><i>Effective Jan. 1, 2022, and applies only to the selection of board of directors members to terms beginning on or after Jan. 1, 2022.</i></p>
Section 6.035	<p>SB 63 amends subsection (a-1) to provide that an individual is ineligible to serve on an appraisal district's board of directors if the individual served as a member of the board of directors for all or part of five terms, unless the individual was the county assessor-collector at the time the</p>

	<p>individual served as a board member or the appraisal district is established in a county with a population of less than 120,000.</p> <p>The bill further modifies eligibility criteria for individuals who serve on the board of directors. Individuals who, in the preceding three years, appraised property or represented property owners for compensation during property tax proceedings in the appraisal district, or who were employed by the appraisal district, are ineligible to serve.</p> <p><i>Effective Sept. 1, 2021. Service as an appointed member of the board of directors before Jan. 1, 2022, does not count toward the five-term limit. Eligibility restrictions only apply to the appointment of board of director members to a term after the effective date of the act.</i></p>
Section 6.052	<p>HB 988 amends subsection (a) to require the taxpayer liaison officer receive and include complaints filed by the chief appraiser, a property owner, or a property owner's agent concerning certain matters in the list of comments and suggestions forwarded to the Comptroller. The bill codifies the current practice of the taxpayer liaison officer forwarding this list to the Comptroller not later than December 31 of each year. The bill makes conforming changes to subsection (b) and (c) to include complaints. The bill adds subsection (g) to provide a taxpayer liaison officer does not commit an offense under this chapter if the officer communicates with the chief appraiser or another employee or agent of the appraisal district, a member of the appraisal review board, a member of the board of directors, a property tax consultant, a property owner, an agent of a property owner, or another person if the communication is made in good faith exercise of the officer's statutory duties.</p> <p><i>Effective June 15, 2021.</i></p> <p>HB 2941 makes conforming changes to subsection (f) by removing the reference to Tax Code Section 6.41(d-1) (county with a population of 120,000 or more) but continuing to require the taxpayer liaison officer to provide clerical assistance to the local administrative district judge in the selection of appraisal review board members. Tax Code Section 6.41(d-5) continues to require the appraisal district to provide whatever reasonable assistance is requested by the local administrative district judge.</p> <p><i>Effective June 7, 2021.</i></p>
Section 6.054	<p>SB 63 adds subdivision (3) to prohibit an individual from being employed by an appraisal district if the individual has served as a member of the appraisal review board for the appraisal district at any time during the preceding two years.</p>

	<p><i>Effective Sept. 1, 2021, and applies only to a former member of an appraisal review board first employed by an appraisal district on or after the effective date.</i></p>
Section 6.155	<p>HB 988 adds this section to provide that a member of the governing body, officer, or employee of a taxing unit commits an offense if the person directly or indirectly communicates with the chief appraiser or another employee of the appraisal district in which the taxing unit participates for the purpose of influencing the value at which property in the district is appraised unless the person owns or leases the property that is the subject of the communication. An offense under this section is a Class A misdemeanor.</p> <p><i>Effective Jan. 1, 2022.</i></p>
Section 6.41	<p>HB 2941 amends subsections (d), (d-1), (d-2), (d-3), and (e) to provide that appraisal review board members in all counties are appointed by the local administrative law judge. The bill amends subsection (f) to authorize the local administrative district judge or the judge's designee remove a member of the board, rather than removal by a majority vote of the appraisal district board of directors. The bill amends subsection (g) specifying that appraisal review board members of a consolidated board are appointed jointly by the local administrative district judges in the counties of the appraisal districts party to the contract. The bill strikes subsections (i) and (j) making certain ex-parte communication restrictions applicable to all appraisal districts, instead of only those with a population of 120,000 or more.</p> <p><i>Effective June 7, 2021. The changes in law to Tax Code Section 6.41, as amended by this bill apply only to the appointment of appraisal review board members to terms beginning on or after Jan. 1, 2022, and does not affect the term of an appraisal review board member serving on Dec. 31, 2021, if the member was appointed before that date to a term that began before Dec. 31, 2021, and expires Dec. 31, 2022.</i></p> <p>SB 63 amends subsection (f) to require the appraisal district board of directors, local administrative district judge, or judge's designee that appointed a member of the appraisal review board, as applicable, to remove the member or find by official action that the member's removal is not warranted not later than the 90th day after the date such an official learns of a potential ground for removal of the member.</p> <p><i>Effective Sept. 1, 2021, and applies only to a potential ground for removal of an appraisal review board member that an appraisal district board of directors, local administrative district judge, or local administrative district judge's designee, as applicable, first learns of on or after the effective date.</i></p>
Section 6.412	<p>HB 2941 makes conforming changes to subsection (d) by removing the</p>

	<p>reference to Tax Code Section 6.41(d-1) and instead specifically stating the eligibility restrictions for serving on the appraisal review board in that section apply for the appraisal review board of an appraisal district established for a county with a population of 120,000 or more if the person meets certain criteria.</p> <p><i>Effective June 7, 2021.</i></p>
Section 11.13	<p>SB 1 (3rd CS) amends subsection (b) to increase the existing mandatory homestead exemption on school district property taxes from \$25,000 to \$40,000.</p> <p><i>Effective May 7, 2022, contingent on voter approval of SJR 2 (3rd CS), and applies beginning with the 2022 tax year.</i></p> <p>SB 794 amends subsection (b) to modify the eligibility for a total property tax exemption for the homestead of a 100 percent or totally disabled veteran to a disabled veteran who has been awarded by (rather than receives from) the United States Department of Veterans Affairs 100 percent disability compensation.</p> <p><i>Effective Jan. 1, 2022, and the changes in law made by this bill apply only to a tax year that begins on or after the effective date.</i></p>
Section 11.133	<p>SB 611 amends the title of the section to “Residence Homestead of Surviving Spouse of Member of Armed Services Killed in Line of Duty.” The bill amends subsection (b) to provide that the surviving spouse of a member of the armed services of the United States who is killed or fatally injured in the line of duty (rather than killed in action) is entitled to an exemption from taxation of the total appraised value of the surviving spouse’s residence homestead if the surviving spouse has not remarried since the death of the member of the armed services.</p> <p><i>Effective Jan. 1, 2022, contingent on voter approval of SJR 35, and applies only to a tax year beginning on or after the effective date.</i></p>
Section 11.145	<p>SB 1449 amends the title of the section to “Income-Producing Tangible Personal Property Having Value of Less than \$2,500.” The bill amends subsection (a) to increase the taxable value below which tangible personal property held or used for the production of income is exempt from property taxation from \$500 to \$2,500.</p> <p><i>Effective Jan. 1, 2022, and applies only to taxes imposed for a tax year beginning on or after the effective date.</i></p>
Section 11.18	<p>HB 115 amends subsection (p) to expand the existing property tax exemption for a charitable organization providing housing and related services to homeless individuals. The bill increases the required number of years to 20 that a charitable organization located in a county with a population of more than 1 million and less than 1.5 million</p>

	<p>(Travis) must be in existence to qualify for the exemption. It removes the requirement that the housing be located on a single campus, instead requiring the housing to be permanent and located on a tract of land at least 15 acres in size that was either owned by the organization on July 1, 2021, or acquired or donated and owned by the organization on Jan. 1, 2023. The bill adds a charitable organization that has been in existence for 2 years and is located in a city with a population of more than 100,000 and less than 150,000 part of which is located in a county with less than 5,000 (Midland) to qualify for the property tax exemption.</p> <p><i>Effective Jan. 1, 2022, and applies only to a tax year that begins on or after the effective date.</i></p>
Section 11.20	<p>HB 1197 amends subsection (j) to extend the current property tax exemption for a tract of land owned for religious worship expansion purposes that is contiguous to the tract of land on which the religious organization's place of regular worship is located from six years to ten years.</p> <p><i>Effective Jan. 1, 2022, and applies only to taxes imposed for a tax year beginning on or after the effective date.</i></p>
Section 11.211	<p>HB 3610 adds this section to grant a property tax exemption on the portion of real property that is leased to an independent school district, community college district, or open- enrollment charter school. It includes a requirement that the property be used exclusively for the operation or administration of the school and be determined reasonably necessary for that purpose by the school's governing body.</p> <p><i>Effective Sept. 1, 2021, and applies only to taxes imposed for a tax year beginning on or after the effective date. An amendment to the Texas Constitution, Article VIII, was not proposed or passed by the 87th Texas Legislature.</i></p>
Section 11.252	<p>HB 988 amends subsection (d) to modify the application form that the Comptroller is required to provide to claim a property tax exemption for motor vehicles leased for use other than production of income to allow a claimant certify either under oath or by written, unsworn declaration that the lessee does not hold the vehicle for the production of income.</p> <p><i>Effective Jan. 1, 2022.</i></p>
Section 11.253	<p>HB 988 adds subsections (l) and (m) to authorize a taxing unit in a declared disaster area to extend by official action the number of days to 270, that goods-in-transit may remain at a defined location before losing eligibility for the tax exemption. Subsections (l) and (m) are set to expire Dec. 31, 2025.</p> <p><i>Effective Jan. 1, 2022, and applies only to a tax year beginning on or after Jan. 1, 2022.</i></p>
Section 11.26	<p>SB 12 (2nd CS) adds subsections (a-4), (a-5), (a-6), (a-7), (a-8), (a-9), and (a-</p>

	<p>10) to recalculate school district tax limitations (tax ceilings) on residence homesteads for individuals who are 65 or over or disabled to reflect reductions in school district maximum compressed tax rates for tax year 2019 and subsequent tax years. Each new subsection specifies certain calculations to reduce the tax ceiling based on the year the individual was first eligible to receive the limitation to account for tax rate reductions and ongoing tax rate compression passed by the 86th Legislature.</p> <p><i>Effective Jan. 1, 2023, contingent on voter approval of SJR 2 (2nd CS), and applies only to a tax year beginning on or after the effective date.</i></p>
Section 11.27	<p>SB 63 amends subsection (a) and adds subsection (a-1) to clarify a person is entitled to an exemption from taxation of the appraised value of a solar or wind-powered energy device owned by the person regardless of whether the person owns the real property on which the device is installed or constructed.</p> <p><i>Effective Sept. 1, 2021, and is a clarification of existing law and does not imply that existing law may be construed as inconsistent with the law as amended by this bill.</i></p>
Section 11.35	<p>SB 1427 amends subsections (a) and (g) to define damage as physical damage for purposes of qualifying for the temporary property tax exemption for property damaged by a disaster.</p> <p><i>Effective June 6, 2021, and is a clarification of existing law and does not imply that existing law may be construed as inconsistent with the law as amended by this bill.</i></p> <p>SB 1438 repeals subsections (c), (d), and (e) requiring the governing body to adopt the temporary exemption for property damaged by a disaster; thus, making it a mandatory exemption.</p> <p><i>Effective June 16, 2021, and applies only to ad valorem taxes imposed for a tax year that begins on or after Jan. 1, 2022.</i></p>
Section 11.42	<p>SB 8 (2nd CS) adds subsection (f) to provide that an individual who acquires property after January 1 of a tax year may receive a residence homestead property tax exemption on the property for the applicable portion of the tax year which the individual qualified.</p> <p><i>Effective Jan. 1, 2022, and applies only to a residence homestead acquired on or after the effective date.</i></p>
Section 11.43	<p>SB 1438 amends subsection (s) to strike the provision requiring a person who qualifies for an exemption under Tax Code Section 11.35(c) to apply for the exemption not later than the 45th day after the date the governing body of the taxing unit adopts the exemption.</p>

	<p><i>Effective June 16, 2021, and applies only to ad valorem taxes imposed for a tax year that begins on or after Jan. 1, 2022.</i></p>
Section 11.431	<p>SB 611 amends subsection (a) to provide an exception to the two-year filing deadline for different veteran related home- stead exemptions. The bill strikes language that the chief appraiser accepts, approve or deny an application for residence homestead exemption under Tax Code Sections 11.131, 11.132 or 11.133, of a disabled veteran or surviving spouse, if the application is filed not later than two years after the delinquency date for the taxes on the property.</p> <p><i>Effective Jan. 1, 2022, and apply only to an application for an exemption filed for a tax year that begins on or after the effective date.</i></p>
Section 11.439	<p>SB 611 amends the title of the section to “Late Applications for Disabled Veterans Exemptions.” The bill amends subsection (a) to require a chief appraiser accept and approve or deny a late application for a homestead exemption for a dis- abled veteran under Tax Code Section 11.131 or 11.132, but not the surviving spouse of the disabled veteran, if the application is filed not later than five years (rather than two years) after the delinquency date for the taxes on the property.</p> <p><i>Effective Jan. 1, 2022, and apply only to an application for an exemption filed for a tax year that begins on or after the effective date.</i></p>
Section 11.45	<p>SB 63 amends subsections (a) and (b) to require the chief appraiser to act on an exemption application within 90 days after the later of the date the applicant first qualified or the date the applicant provides information necessary for the chief appraiser to determine the applicant’s right to the exemption. The bill would require the chief appraiser deliver a written notice to the applicant specifying additional information, if needed, within 30 days after the application is filed.</p> <p>The bill amends subsection (d) to specify if the chief appraiser modifies or denies an application, the chief appraiser shall deliver a written notice of the modification or denial to the applicant not later than the fifth day after the date the chief appraiser makes the determination. The notice must state and fully explain each reason the chief appraiser modified or denied the application. The bill amends subsection (e) to require the chief appraiser state and fully explain each reason the chief appraiser modified or denied an application for an ex- emption under Tax Code Section 11.35, Temporary Exemption for Qualified Property Damaged by Disaster.</p> <p><i>Effective Sept. 1, 2021. Tax Code Sections 11.45(a) and (b), as amended, apply only to an application filed with a chief appraiser on or after the effective date. Tax Code Sections 11.45(d) and (e), as amended, apply only to a notice required to be delivered by a chief appraiser on or after the effective date.</i></p>

<p>Section 11.50</p>	<p>SB 1088 adds this section to authorize the chief appraiser of an appraisal district to request that a chief appraiser of another appraisal district provide a list of names of all individuals who receive a residence homestead exemption in the appraisal district for which the request is made. The bill requires the chief appraiser who receives the request to provide the list as soon as practicable and specifies that confidentiality does not apply the discloser of this information.</p> <p><i>Effective Sept. 1, 2021.</i></p>
<p>Section 21.021</p>	<p>HB 988 amends subsections (a) and (b) to provide that, except as otherwise provided by Tax Code Section 21.031(b- 2), a vessel or other watercraft used as an instrumentality of commerce, as defined by Tax Code Section 21.031, Allocation of Taxable Value of Vessels and Other Watercraft Used Outside This State, rather than in Tax Code Section 21.031(b), is taxable pursuant to Tax Code Section 21.02, Tangible Personal Property Generally.</p> <p><i>Effective Jan. 1, 2022, and applies only to the allocation of the value and the determination of the situs of vessels and other watercraft for ad valorem tax purposes beginning on or after Jan. 1, 2022.</i></p>
<p>Section 21.031</p>	<p>HB 988 amends subsection (b) to require the appraisal office make the allocation of taxable value of vessels and other watercraft used outside this state as provided by added subsections (b-1), (b-2), and (b-3). The bill adds subsection (b-1) to create an exception under subsection (b-2) to the determination of the allocation fair market values of a vessel or other watercraft used as an instrumentality of commerce that is taxable in this state. New subsection (b-2) allows a property owner operating vessels or other watercraft as instrumentalities of commerce to request in writing for the appraisal district allocate the fair market value on a fleet wide basis and designate the location of the property owner’s principal place of business as the taxable situs of the fleet. Subsection (b-3) strikes existing text defining “special-purpose vessel or other watercraft not used as an instrumentality of commerce.” The bill adds subsection (i) to define “special-purpose vessel or other watercraft not used as an instrumentality of commerce” and “vessel or other watercraft used as an instrumentality of commerce.”</p> <p><i>Effective Jan. 1, 2022, and applies only to the allocation of the value and the determination of the situs of vessels and other watercraft for ad valorem tax purposes beginning on or after Jan. 1, 2022.</i></p>
<p>Section 23.013</p>	<p>HB 3971 amends subsection (e) to define “designated historic district” as an area that is zoned or otherwise designated as a historic district under municipal, state, or federal law. The bill requires a chief appraiser to consider the effect of any restriction placed by a historic district on a property owner’s ability to alter, improve, or repair the property in determining market value of residential real property located in a designated historic district.</p>

	<p><i>Effective Jan. 1, 2022, and applies to the appraisal for property tax purposes of residential real property only for a tax year beginning on or after the effective date.</i></p>
Section 23.014	<p>HB 2535 amends this section require a chief appraiser analyze the effect on value of any chicken coops or rabbit pens used for the noncommercial production of food for personal consumption and exclude that value in determining the market value of real property.</p> <p><i>Effective Jan. 1, 2022.</i></p>
Section 23.121	<p>HB 3514 amends subsection (h) to authorize, instead of requiring, a chief appraiser to report a dealer to the Texas Department of Motor Vehicles if a dealer fails to file the required motor vehicle inventory declaration. The chief appraiser is required to include written verification that the chief appraiser informed the dealer of the requirement to file a declaration. The bill creates new subsection (h-1) for the existing requirement of a chief appraiser to report a dealer to the Texas Department of Motor Vehicles to initiate cancellation of the dealer's general distinguishing number when a dealer reports the sale of fewer than five motor vehicles in the prior year on the required declaration. The chief appraiser is still required to include a copy of the declaration in the report to the Texas Department of Motor Vehicles and that report is still prima facie grounds for the cancellation of the dealer's general distinguishing number under Transportation Code Section 503.038(a)(9).</p> <p><i>Effective Sept. 1, 2021.</i></p>
Section 23.21	<p>SB 113 amends subsection (c) to require a chief appraiser to use the income method of appraisal in appraising land that is leased by a community land trust as specified regardless of whether the chief appraiser considers that method to be the most appropriate method for appraising the property. In appraising the property, the chief appraiser would be required to:</p> <ul style="list-style-type: none"> • consider the uses and limitations applicable to the property for purposes of computing the actual rental income from the property and projecting future rental income; and • use the same capitalization rate that the chief appraiser uses to appraise other rent-restricted properties. <p>The bill strikes the provision requiring the chief appraiser to consider the extent to which the use and limitation reduce the property's market value.</p> <p>The bill adds subsection (c-1) to require the chief appraiser, in appraising a housing unit that is leased by a community land trust, as specified, to use the income method of appraisal as described by Tax Code Section</p>

	<p>23.012 to determine the appraised value of the property regardless of whether the chief appraiser considers that method to be the most appropriate method of appraising the property. The bill requires the chief appraiser, in appraising the property, to:</p> <ul style="list-style-type: none"> • consider the uses and limitations applicable to the property, including the terms of the lease applicable to the property, for purposes of computing the actual rental income from the property and projecting future rental income; and • use the same capitalization rate that the chief appraiser uses to appraise other rent-restricted properties. <p>The bill amends subsection (d) to prohibit a chief appraiser from appraising a housing unit owned by a community land trust at a value greater than the price for which it could be sold under an eligible land use restriction in that tax year. The use restriction would have to be recorded in real property deeds, have a term of at least 40 years, restrict the sales price to at or below market value, and restrict the sale to low-income families.</p> <p><i>Effective Sept. 1, 2021, and applies only to property taxes imposed for a tax year that begins on or after the effective date.</i></p>
<p>Section 23.215</p>	<p>HB 3833 amends subsection (a) concerning conditions under which the provisions regarding appraisal of certain non-exempt real property used for low-income or moderate-income housing would apply. The bill would:</p> <ul style="list-style-type: none"> • strike the requirement that the low-income housing be rented to a low-income or moderate income individual or family satisfying certain low-income housing organizations' income eligibility requirements on the effective date of Tax Code Section 23.215 and instead require that the property be held for the purpose of renting the property to such an individual or family; and • add a requirement that the low-income housing be subject to a land use restriction agreement under a specified low-income housing tax credit program that has not expired or been terminated. <p>The bill amends subsection (b) to require a chief appraiser to appraise specified low-income housing property that is under construction or that has not reached stabilized occupancy on January 1 of the tax year in which the property is appraised by using a specified income method including:</p> <ol style="list-style-type: none"> (1) using the property's projected income and expenses for the first full year of operation established and utilized in a specified underwriting report. (2) adjusting, as specified, the gross income potential and operating costs for the percentage completed on January 1; and (3) adjusting the income and expenses in the underwriting report for actual occupancy for completed properties that have not reached

	<p>stabilized occupancy on January 1.</p> <p>The bill amends subsection (c) to require the chief appraiser to determine the appraised value of the property in the manner provided by Tax Code Section 11.1825(q) for the first tax year following the completion of construction and stabilized occupancy.</p> <p><i>Effective June 15, 2021, and applies only to a property tax year that begins on or after the effective date.</i></p>
Section 23.23	<p>SB 8 (2nd CS) adds subsection (c-1) to provide an owner who receives a partial year homestead exemption is considered to have qualified the property for the exemption as of January 1 of the tax year following the tax year in which the owner acquired the property for the purpose of when the limitation on appraised value begins.</p> <p><i>Effective Jan. 1, 2022, and applies only to a residence home- stead acquired on or after the effective date.</i></p>
Section 23.44	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each claimant's right to the agricultural designation is as soon as practicable but not later than the 90th day after the later of the date the claim- ant is first eligible for the agricultural designation or the date the claimant provides to the chief appraiser the information necessary for the chief appraiser to determine the claimant's right to the agricultural designation. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the claimant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.46	<p>SB 725 adds subsection (e-1) to provide that a portion of a parcel of land is not diverted to nonagricultural use because it is subject to a right-of-way that is less than 200 feet wide and that was taken by condemnation if the remainder of the land qualifies. The bill adds subsection (g) to specify that if the additional taxes are due because the land has been diverted to a nonagricultural use as a result of a condemnation, the additional taxes and interest are the personal obligation of the condemning entity and not the property owner from whom the property was taken.</p> <p><i>Effective Sept. 1, 2021. Tax Code Section 23.46(e-1), as add- ed by this bill applies only to the appraisal of land for property tax purposes for a tax year that begins on or after the effective date. Tax</i></p>

	<i>Code Section 23.46(g), as added by this bill applies only to a change of use of land that occurs on or after the effective date.</i>
Section 23.55	<p>HB 3833 amends subsections (a), (b), (e), (f), (m), and (n) to remove the requirement for interest imposed on a taxpayer when there is a change of use under Tax Code Chapter 23, Subchapter D, Appraisal of Agricultural Land.</p> <p><i>Effective June 15, 2021, and applies only to a change of use of land appraised under Tax Code Chapter 23, Subchapter D that occurs on or after the effective date.</i></p>
Section 23.57	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each applicant's right to have land appraised under Subchapter D is as soon as practicable but not later than the 90th day after the later of the date the applicant's land is first eligible for the designation or the date the applicant provides to the chief appraiser the information necessary to determine the applicant's right to special appraisal.. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the applicant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.58	<p>HB 3833 amends subsections (c) and (d) to strike interest from provision regarding loans secured by lien on open- spaced land.</p> <p><i>Effective June 15, 2021, and applies only to a loan secured by a lien on open-space land that is contracted for on or after the effective date.</i></p>
Section 23.76	<p>HB 3833 amends subsections (a), (b), and (e) to remove the requirement for interest imposed on a taxpayer when there is a change of use under Tax Code Chapter 23, Subchapter E, Appraisal of Timberland.</p> <p><i>Effective June 15, 2021, an applies only to a change of use of land appraised under Tax Code Chapter 23, Subchapter E that occurs on or after the effective date.</i></p>
Section 23.79	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each applicant's right to have land appraised under Subchapter E is as soon as practicable but not later than the 90th day after the later of the date the applicant's land is first eligible for the designation or the date the applicant provides to the chief appraiser the information necessary to determine the applicant's right</p>

	<p>to special appraisal.. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the applicant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.85	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each applicant's right to have land appraised under Subchapter F is as soon as practicable but not later than the 90th day after the later of the date the applicant's land is first eligible for the designation or the date the applicant provides to the chief appraiser the information necessary to determine the applicant's right to special appraisal. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the applicant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.86	<p>HB 3833 amends subsection (a) to decrease the rollback period from five years to three years and to remove the requirement for interest imposed on a taxpayer when there is a change of use under Tax Code Chapter 23, Subchapter F, Appraisal of Recreational, Park, and Scenic Land. The bill amends subsection (b) to provide that a tax lien attaches to the land on the date the change of use occurs or the deed restriction expires to secure payment of the additional tax and any penalties and interest incurred if the tax becomes delinquent.</p> <p><i>Effective June 15, 2021, and applies only to a change of use of land appraised under Tax Code Chapter 23, Subchapter F that occurs on or after the effective date.</i></p>
Section 23.95	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each applicant's right to have land appraised under Subchapter G is as soon as practicable, but not later than the 90th day after the later of the date the applicant's land is first eligible for the designation or the date the applicant provides to the chief appraiser the information necessary to determine the applicant's right to special appraisal.. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the applicant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that</p>

	<p>the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.96	<p>HB 3833 amends subsection (a) to decrease the rollback period from five years to three years and to remove the requirement for interest imposed on a taxpayer when there is a change of use under Tax Code Chapter 23, Subchapter G, Appraisal of Public Access Airport Property. The bill amends subsection (b) to provide that a tax lien attaches to the property on the date the deed restriction expires to secure payment of the additional tax imposed and any penalties and interest incurred if the tax becomes delinquent.</p> <p><i>Effective June 15, 2021, and applies only to a change of use of land appraised under Tax Code Chapter 23, Subchapter G that occurs on or after the effective date.</i></p>
Section 23.9805	<p>SB 63 amends subsection (a) to provide the deadline the chief appraiser is required to determine each applicant's right to have land appraised under Subchapter H is as soon as practicable but not later than the 90th day after the later of the date the applicant's land is first eligible for the designation or the date the applicant provides to the chief appraiser the information necessary to determine the applicant's right to special appraisal.. The bill amends subsection (b) to require the chief appraiser deliver a written notice to the applicant as soon as practicable but within 30 days after the application is filed if additional information is needed. The bill requires that the chief appraiser send written notice if the application is denied and the chief appraiser must state and fully explain each reason the application was denied.</p> <p><i>Effective Sept. 1, 2021, and applies only to an application filed with a chief appraiser on or after the effective date.</i></p>
Section 23.9807	<p>HB 3833 amends subsections (a) and (b) to decrease the roll- back period from five years to three years and to remove the requirement for interest imposed on a taxpayer when there is a change of use under Tax Code Chapter 23, Subchapter H, Appraisal of Restricted-Use Timber Land. The bill amends subsection (c) to provide that a tax lien attaches to the land on the date the change of use occurs to secure payment of the additional tax and any penalties and interest incurred if the tax becomes delinquent.</p> <p><i>Effective June 15, 2021, and applies only to a change of use of land appraised under Tax Code Chapter 23, Subchapter H that occurs on or after the effective date.</i></p>

Section 25.02

HB 988 adds subsections (c) to require that each appraisal record have a unique account number and if an appraisal district changes the account number of an appraisal record, the appraisal district must provide written notice of the change to the property owner as soon as practicable after the change and provide notice of the change in the next notice of appraised value of the property.

The bill adds subsection (d), which does not apply to an appraisal record for a residential property, for an improvement only or for a property on which a delinquent tax is due to require the chief appraiser, at the written request of a property owner, to combine contiguous parcels or tracts of real property into a single appraisal record and separate identifiable segments of the owner's parcel or tract of real property into individual appraisal records.

The bill adds subsection (e) to require a property owner to make this request before January 1 of the tax year for which the requested change to the appraisal records is to be made and the request must contain a legal description as contained in a deed sufficient to describe the property subject to the request.

The bill adds subsection (f) to authorize an appraisal review board to order the requested change on a motion filed by the property owner under Tax Code Section 25.25, Correction of Appraisal Roll, or a protest filed under Tax Code Chapter 41, Local Review, if a chief appraiser refuses to combine parcels or tracts or separate a parcel or tract.

The bill adds subsection (g) to provide that combining contiguous parcels or tracts of real property into a single appraisal record or the separation of identifiable segments of a parcel or tract of real property into individual appraisal records does not affect the application of generally accepted appraisal methods and techniques to the appraisal of real property associated with those appraisal records.

Effective Jan. 1, 2022.

Section 25.025

HB 1082, HB 3607, SB 56, SB 841, SB 1134 reenact and amend subsection (a) as amended by Chapters 467 (H.B. 4170), 469 (H.B. 4173), 633 (S.B. 1494), 1213 (S.B. 662), and 1245 (H.B. 2446), Acts of the 86th Legislature, Regular Session, 2019 to renumber and add the following individuals to whom provisions relating to confidentiality of certain home address information apply:

- an elected public officer (**HB 1082**);
- a current or former United States attorney, assistant United States attorney, federal public defender, deputy federal public defender, or assistant federal public defender and the spouse and child of the attorney or public defender (**SB 56**);
- a current or honorably retired county jailer as defined by Occupations

	<p>Code Section 1701.001; (SB 841)</p> <ul style="list-style-type: none"> • a current or honorably retired police officer or inspector of the United States Federal Protective Service; (SB 841) • a federal judge, a federal bankruptcy judge, a marshal of the United States Marshals Service, a state judge, or a family member of a federal judge, a federal bankruptcy judge, a marshal of the United States Marshals Service, or a state judge; (SB 1134) <p>SB 841 subsection (a-1) by adding Subdivision (1-a) to provide “Honorably retired” means, with respect to a position, an individual who:</p> <ul style="list-style-type: none"> (A) previously served but is not currently serving in the position; (B) did not retire in lieu of any disciplinary action; (C) was eligible to retire from the position or was ineligible to retire only as a result of an injury received in the course of the individual’s employment in the position; and (D) is eligible to receive a pension or annuity for service in the position or is ineligible to receive a pension or annuity only because the entity that employed the individual does not offer a pension or annuity to its employees. <p>SB 1134 amends subsection (a-1) to provide “family member” has the meaning assigned by Finance Code Section 31.006.</p> <p><i>Effective May 19, 2021, the changes in law made by HB 1082 apply only to a request for information that is received by a governmental body or an officer on or after the effective date, and to the extent of any conflict, this bill prevails over another bill of the 87th Legislature, Regular Session, 2021, relating to no substantive additions to and corrections in enacted codes.</i></p> <p><i>Effective June 14, 2021, the changes in law made by SB 56 and SB 841 apply only to a request for information that is received by a governmental body or an officer on or after the effective date, and to the extent of any conflict, this bill prevails over another bill of the 87th Legislature, Regular Session, 2021, relating to no substantive additions to and corrections in enacted codes.</i></p> <p><i>Effective Sept. 1, 2021, (SB 1134; HB 3607).</i></p>
<p>Section 25.07</p>	<p>SB 1315 adds subsection (d) to define property used as an aid or facility incidental to or useful in the operation or development of a port or waterway or in aid of navigation-related commerce for the purposes of a leasehold or other possessory interest in as exempt property that could not be listed in the appraisal records as taxable property if the property:</p> <ul style="list-style-type: none"> (I) is leased to a person: <ul style="list-style-type: none"> (A) engaged in the business of navigation-related commerce; or

	<p>(B) for a purpose described by Water Code Section 60.101, 61.162, or 63.153, or for the placement on the property of an improvement described by those sections;</p> <p>(2) is located:</p> <p>(A) adjacent to a federal navigation project; or</p> <p>(B) in a foreign trade zone established and operated under federal law; or</p> <p>(3) includes part of a rail facility that serves the tenants and users of the port or waterway.</p> <p>The bill adds subsection (e) to provide “navigation-related commerce” includes the following if engaged in by a person:</p> <p>(1) an activity that requires the person to hold a maritime-related license or permit issued by a navigation district, including providing stevedoring, steamship agency, towing, tugboat or line handling services;</p> <p>(2) an activity that requires the person to hold a franchise issued by a navigation district;</p> <p>(3) possessing a leasehold interest in property owned by a navigation district that connects infrastructure to a public dock;</p> <p>(4) hauling cargo into or across a public dock;</p> <p>(5) commercial fishing;</p> <p>(6) constructing, fabricating, cleaning, repairing, dismantling or recycling vessels;</p> <p>(7) pilotage; or</p> <p>(8) an activity described by Water Code Section 60.101, 61.162 or 63.153.</p> <p><i>Effective Sept. 1, 2021, and applies only to the taxation of property for a tax year beginning on or after the effective date.</i></p>
<p>Section 25.19</p>	<p>HB 988 amends subsection (b) to require that the notice of appraised value include an explanation of the availability and purpose of an informal conference with the appraisal office before a protest hearing.</p> <p>The bill adds subsection (m) to prohibit a chief appraiser from delivering a corrected or amended notice of appraised value later than June 1 for property which a person files a rendition statement or property report as required by Chapter 22 unless the purpose of the notice is to include omitted property or to correct a clerical error.</p> <p>The bill adds subsection (n) to require the chief appraiser, as soon as practicable after delivering a notice of appraised value, to post the notice on the appraisal district’s website, if the appraisal district maintains one, as part of the appraisal record pertaining to the</p>

	<p>property.</p> <p><i>Effective Jan. 1, 2022, and applies only to a notice of ap- praised value for a tax year beginning on or after Jan. 1, 2022.</i></p> <p>HB 2723 adds subsection (m) to stipulate that a notice of ap- praised value include the following verbatim statement: “Be- ginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.”</p> <p>The bill adds subsection (n) to require the chief appraiser, as soon as practicable after delivering a notice of appraised value, to post the notice on the appraisal district’s website, if the appraisal district maintains one, as part of the appraisal record pertaining to the property.</p> <p><i>Effective June 3, 2021, and applies only to a notice required to be delivered for a property tax year that begins on or after Jan. 1, 2022.</i></p>
Section 25.193	<p>SB 63 amends subsection (b) to strike language specifying property.</p> <p><i>Effective Sept. 1, 2021.</i></p>
Section 25.21	<p>HB 1090 amends subsection (a) to require the chief appraiser, if the chief appraiser discovers that real property was omit- ted from an appraisal roll in any one of the three preceding tax years (rather than five preceding years), or that personal property was omitted from an appraisal roll in one of the two preceding tax years (rather than two preceding years), to appraise the property as of January 1 of each tax year that it was omitted and enter the property and its appraised value in the appraisal records.</p> <p><i>Effective Sept. 1, 2021.</i></p>
Section 41.01	<p>HB 988 adds subsections (c), (d) and (e) to require an appraisal review board adopt hearing procedures by rule. Be- fore adopting the hearing procedures, the board must hold a public hearing not later than May 15 to consider the hear ing procedures proposed for adoption. The bill requires the appraisal review board to comply with Tax Code Section 5.103(d) when adopting hearing procedures and provides that the chairman is responsible for the administration of hearing procedures. The appraisal review board must distribute copies of the hearing procedures to the appraisal district board of directors, the appraisal district’s taxpayer liaison officer and the Comptroller not later than the 15th day after the date the hearing procedures are adopted. The</p>

	<p>adopted hearing procedures must be posted in a prominent place in each room in which hearings are conducted and on the appraisal district's website if the appraisal district maintains one.</p> <p><i>Effective June 15, 2021.</i></p>
Section 41.413	<p>SB 1088 and SB 1421 amend subsections (d) and (e) to clarify that lessees of real property contractually obligated to reimburse the property owner for taxes are entitled to receive notice of appraised value.</p> <p><i>Effective Sept. 1, 2021, and applies only to a notice of appraised value received by a property owner on or after the effective date.</i></p>
Section 41.44	<p>HB 988 amends subsection (d) to require a notice of protest form to permit a property owner to request that the protest be heard by a single-member panel authorized by Tax Code Section 41.45(b-4).</p> <p><i>Effective Jan. 1, 2022.</i></p> <p>SB 63 amends subsection (d) to require a notice of protest form permit a property owner who believes that the owner's property was appraised at a value that exceeds its appraised value, was appraised unequally, or both, to select a single box to indicate that the owner is filing a protest for either or both reasons if the form includes boxes a property owner is required to select to indicate the reason for filing a protest.</p> <p><i>Effective Sept. 1, 2021.</i></p>
Section 41.445	<p>HB 988 adds this section to require the appraisal office hold an informal conference with each property owner who files a notice of protest with the appraisal review board and requests an informal conference. An informal conference must be held before the hearing on the protest.</p> <p><i>Effective Jan. 1, 2022, and applies only to a protest under Tax Code Chapter 41 for which a notice of protest is filed by a property owner on or after Jan. 1, 2022.</i></p>
Section 41.45	<p>SB 63 amends subsection (a) to require an appraisal review board to schedule a protest hearing to be held as soon as practicable but not later than the 90th day after approval of the appraisal records.</p> <p><i>Effective Sept. 1, 2021, and applies only to a protest for which the notice of protest was filed on or after the effective date.</i></p> <p>HB 988 amends subsection (b-1) to strike the provision requiring an appraisal review board conduct a hearing on a protest by telephone conference call if the appraisal review board proposes that the hearing be conducted by telephone conference call. The bill adds subsections (b-4) and (b-5) to require a protest be heard by a single-member panel on request of the property owner and to provide that if the recommendation of a single-</p>

	<p>member panel is not accepted by the board, the board may refer the matter for rehearing to a different single-member panel or the board may determine the protest. The bill amends subsections (d), (d-2), and (d-3) to provide that subsection (d) does not apply to a single-member panel established under subsection (b-4) of this section. The bill requires the appraisal review board make a determination of a protest heard by a single-member panel and to deliver notice of a hearing or meeting to determine a protest heard by a single-member panel, or to rehear a protest.</p> <p><i>Effective Jan. 1, 2022, and applies only to a protest under Tax Code Chapter 41 for which a notice of protest is filed by a property owner on or after Jan. 1, 2022.</i></p> <p>SB 1919 amends subsections (b), (b-1), (b-2), (b-3), and (n) to allow a property owner to appear at appraisal review board hearings by videoconference. The bill adds subsection (b-4) to provide that an appraisal review board established for a county with a population of less than 100,000 and that lacks the technological capability to conduct a videoconference is not required to conduct a hearing by videoconference.</p> <p><i>Effective Sept. 1, 2021, the changes in law made by this bill apply only to a protest under Tax Code Chapter 41 for which a notice of protest was filed by a property owner on or after the effective date of this bill.</i></p>
Section 41.46	<p>SB 63 adds subsection (f) to require that an appraisal review board in counties with a population of 120,000 or more, send an electronic reminder by email or text stating the date, time and place of a protest hearing upon written request of a property owner. The board must deliver the electronic reminder to the property owner not earlier than the 7th day after delivering the notice of protest hearing and not later than one day before the date of the protest hearing.</p> <p><i>Effective Sept. 1, 2021, and applies only to a protest for which the notice of protest was filed on or after the effective date.</i></p>
Section 41.461	<p>HB 988 amends subsection (a) to require the chief appraiser deliver a copy of the hearing procedures adopted by the appraisal review board under Tax Code Section 41.01 to the property owner at least 14 days before a hearing on a protest.</p> <p><i>Effective June 15, 2021.</i></p>
Section 41.47	<p>HB 988 amends subsection (c) to require an appraisal review board determination of value list separately the value of the land and improvements. The bill adds subsection (d-1) to specify the following additional requirements for appraisal districts established in counties with a population of 120,000 or more. The bill requires the chief appraiser, on</p>

	<p>written re-quest, to deliver by email a copy of the notice of issuance of the order and a copy of the order of determination if the property subject to the order is not the subject of an agreement under Tax Code Section 1.085. The request can only be submitted by the property owner, an attorney representing the property owner, or an individual designated by the property owner. The request must be submitted before the protest hearing relating to each property included in the request and the chief appraiser must deliver a copy of the notice of issuance of the order and a copy of the order of determination not later than the 21st day after the date the appraisal review board issues the order.</p> <p><i>Effective Jan. 1, 2022, and applies only to a protest under Tax Code Chapter 41 for which a notice of protest is filed by a property owner on or after Jan. 1, 2022.</i></p>
Section 41.66	<p>HB 988 amends subsection (a) to require the appraisal review board conduct hearings in accordance with the adopted hearing procedures. The bill adds subsection (q) to authorize a property owner or chief appraiser to file a complaint with the appraisal district's taxpayer liaison officer alleging that the appraisal review board adopted or is implementing hearing procedures that are not in compliance with the Comptroller's model hearing procedures or not complying with Tax Code Chapter 41 procedural requirements. The bill requires the taxpayer liaison officer to investigate the complaint and report the findings of the investigation to the appraisal district board of directors. If the board determines the allegations in the complaint are true after reviewing the taxpayer liaison's report, the board of directors is to direct the chairman of the appraisal review board take remedial action. The bill authorizes the board of directors to remove the appraisal review board member serving as chairman from the chairman position if the board determines that the chairman failed to take actions necessary to bring the appraisal review board into compliance with Tax Code Section 5.103(d) or Tax Code Chapter 41, as applicable.</p> <p><i>Effective June 15, 2021.</i></p>
Section 41.67	<p>SB 63 adds subsection (e) to prohibit a chief appraiser from offering evidence or argument in support of a reason for modifying or denying an exemption or special appraisal application other than a reason stated in the notice delivered to the applicant unless certain criteria are met.</p> <p><i>Effective Sept. 1, 2021, and applies only to a protest for which the notice of protest was filed on or after the effective date.</i></p>
Section 41A.015	<p>HB 988 adds this section to authorize a property owner who has filed a notice of protest to file a request for limited binding arbitration to compel the appraisal review board or chief appraiser take certain action to compel the appraisal review board or chief appraiser, as appropriate, to:</p>

- (1) rescind procedural rules adopted that are not in compliance with the Comptroller's model hearing procedures prepared under Tax Code Section 5.103;
- (2) schedule a hearing on a protest as required by Tax Code Section 41.45;
- (3) deliver information to the property owner in the manner required by Tax Code Section 41.461;
- (4) allow the property owner to offer evidence, examine or cross-examine witnesses or other parties and present arguments as required by Tax Code Section 41.66(b);
- (5) set a hearing for a time and date certain and postpone a hearing that does not begin within two hours of the scheduled time as required by Section Tax Code 41.66(i);
- (6) schedule hearings on protests concerning multiple properties identified in the same notice of protest on the same day at the request of the property owner or the property owner's designated agent as required by Tax Code Section 41.66(j) or
- (7) refrain from using or offering as evidence information requested by the property owner under Tax Code Section 41.461 that was not delivered to the property owner at least 14 days before the hearing as required by Tax Code Section 41.67(d).

The bill prohibits a property owner from filing a request for limited binding arbitration unless:

- (1) the property owner has delivered written notice to the appraisal review board chairman, the chief appraiser and the appraisal district's taxpayer liaison officer by certified mail, return receipt requested, of the procedural requirement with which the property owner alleges the appraisal review board or chief appraiser failed to comply on or before the fifth business day after the date the appraisal review board or chief appraiser was re- quired to comply with the requirement; and
- (2) the appraisal review board chairman or chief appraiser, as applicable, fails to deliver to the property owner on or before the 10th day after the date the notice is delivered a written statement confirming that the appraisal review board or chief appraiser will comply with the requirement or cure a failure to comply with the requirement.

Except as otherwise provided by Subtitle F, the failure to comply with a procedural requirement listed under Subsection (a) is not a ground for postponement of a protest hearing. The appraisal review board is authorized to cure an alleged failure to comply with a procedural requirement that occurred during a hearing by rescinding the order determining the protest for which the hearing was held and scheduling a new hearing on the protest. A property

owner is required to request limited binding arbitration by filing a request with the Comptroller. The property owner is prohibited from filing the request earlier than the 11th day or later than the 30th day after the date the property owner delivers the notice of the alleged violation to the appraisal review board chairman, the chief appraiser, and the taxpayer liaison officer for the applicable appraisal district.

The bill requires a request for limited binding arbitration be in a Comptroller-prescribed form and be accompanied by an arbitration deposit payable to the comptroller in the amount of:

- (1) \$450, if the property that is the subject of the protest to which the arbitration relates qualifies as the property owner's residence homestead under Tax Code Section 11.13 (Residence Homestead) and the appraised or market value, as applicable, of the property is \$500,000 or less, as determined by the appraisal district for the most recent tax year; or
- (2) \$550, for property other than property described by Subdivision (1).

The bill requires the Comptroller's office to prescribe the limited binding arbitration request form and that the form require the property owner to provide:

- (1) a statement that the property owner has provided the required written notice of violation;
- (2) a statement that the property owner has made the required arbitration deposit;
- (3) a brief statement identifying the procedural requirement with which the property owner alleges the appraisal review board or chief appraiser, as applicable, has failed to comply;
- (4) a description of the action taken or not taken by the appraisal review board or chief appraiser regarding the procedural requirement;
- (5) a description of the property to which the award will apply; and
- (6) any other information reasonably necessary for the Comptroller to appoint an arbitrator

The bill requires the Comptroller, on receipt of the request and deposit, to appoint an arbitrator from the arbitrator registry who is an eligible licensed attorney. The bill provides that the appraisal review board, the chief appraiser and the property owner are parties to the limited binding arbitration and authorizes the appraisal review board to appear by counsel, chairman or a person designated by the chairman. The chief appraiser may appear by counsel, in person or by a designated employee, and the property owner may appear in the manner provided by certain subsections.

The bill requires the arbitrator to make an arbitration award and deliver an electronic copy of it to the property owner, the appraisal review board chairman, the chief appraiser and the Comptroller. The bill provides that an award under this section:

- (1) must include a determination of whether the ARB or chief appraiser failed to comply with a procedural requirement as alleged in the limited binding arbitration request;
- (2) if the arbitrator determines that the appraisal review board or chief appraiser failed to comply with a procedural requirement as the request alleged, to the arbitrator must direct the appraisal review board or chief appraiser, as applicable, to comply with the procedural requirement, or, if the hearing on the protest has been held and the appraisal review board has issued an order determining the protest, the arbitrator must direct the appraisal review board to rescind the order and hold a new hearing on the protest that complies with the procedural requirement;
- (3) is required to specify the arbitrator's fee;
- (4) is final and is prohibited from being appealed; and
- (5) is enforceable as provided by Tax Code Section 41A.09 (Award; Payment of Arbitrator's Fee).

The bill provides that, if the arbitrator determines that the appraisal review board or chief appraiser failed to comply with the procedural requirement that was the subject of the limited binding arbitration:

- (1) the comptroller, on receipt of a copy of the award, must refund the property owner's arbitration deposit, less the Comptroller's \$50 administration fee (relating to authorizing the comptroller to retain \$50 of the property owner's arbitration deposit to cover the comptroller's administrative costs); and
- (2) the appraisal district must pay the arbitrator's fee.

The bill requires the Comptroller pay the arbitrator's fee out of the owner's arbitration deposit and to refund to the owner the owner's arbitration deposit, less the arbitrator's fee and the Comptroller's \$50 administration fee, if the arbitrator determines that the appraisal review board or chief appraiser complied with the procedural requirement that was the subject of the limited binding arbitration.

The appraisal review board or the chief appraiser, as soon as practicable after receiving notice of an award, must take any action required to comply with the requirements of the award, and, if the award requires the appraisal review board to conduct a new hearing, to schedule and conduct the hearing.

	<p>An award under this section does not affect the property owner's right to appeal the final determination of a protest by the appraisal review board under Tax Code Chapter 42 or to pursue any other legal or statutory remedy available to the property owner.</p> <p>A property owner may request a single limited binding arbitration that covers more than one property, more than one protest hearing or an allegation of the failure by the appraisal review board or chief appraiser to comply with more than one procedural requirement so long as the filing requirements are met for each alleged failure to comply. The arbitration deposit amount and the arbitrator's fee are computed as if a single property were the subject of the arbitration. If the arbitration involves an allegation of the failure by the appraisal review board or chief appraiser to comply with procedural requirements, the bill requires the appraisal review board to come into compliance or, if an order was already issued, rescind the order and hold a new hearing. The bill specifies that Tax Code Section 41A.06 applies to the registration and qualification of an arbitrator under this section except that an arbitrator under this section is required to be a licensed attorney and is required to agree to conduct an arbitration for a fee that is not more than \$400 if the property qualifies as the property owner's residence homestead and the appraised or market value of the property is \$500,000 or less or \$500 if the property subject to the arbitration is for any other type property. Except as otherwise provided, the provisions of this chapter apply to a limited binding arbitration under this section. In the event of a conflict between this section and another provision of this chapter, this section controls.</p> <p><i>Effective June 15, 2021.</i></p>
Section 41A.10	<p>SB 1854 and HB 988 amend subsection (a) to create an exception to the requirement that a property owner pay certain taxes on property subject to appeal for a property owner who has elected to defer the collection of taxes under Tax Code Section 33.06 or 33.065 and for which the deferral is still in effect. The bills add subsection (c) to provide that, for the purposes of a property owner from filing an appeal through binding arbitration, taxes are not considered delinquent on property subject to an appeal if the property owner has elected to defer the collection of taxes on the property under Tax Code Section 33.06 or 33.065 and the deferral is still in effect.</p> <p><i>Effective Sept. 1, 2021. The changes in law made by this bill apply only to a request for binding arbitration under Tax Code Chapter 41A, that is filed on or after the effective date of this bill. (SB 1854)</i> <i>Effective Jan. 1, 2022, and applies only to a request for binding arbitration under Tax Code Chapter 41A that is filed on or after the effective date. (HB 988)</i></p>

Section 42.015	<p>HB 988 amends subsection (a) to provide that a person leasing property who is contractually obligated to reimburse the property owner for property taxes is entitled to appeal an appraisal review board order determining a protest relating to the property brought by the property owner if the property owner does not appeal the order.</p> <p><i>Effective June 15, 2021, and applies to an appeal under Tax Code Chapter 42 that is pending on the date the amendments to those sections take effect under this bill or that is filed on or after that date.</i></p>
Section 42.23	<p>HB988 amends subsection (e) to prohibit a court from enter- ing an order that conflicts with Tax Code Section 42.23(d), re- lating to each party to an appeal of an appraisal review board order being considered a party seeking affirmative relief for the purpose of discovery regarding expert witnesses, includ- ing a protective order under Rule 192.6 of the Texas Rules of Civil Procedure.</p> <p><i>Effective June 15, 2021, and applies to an appeal under Tax Code Chapter 42 that is pending on the date the amendments to those sections take effect under this bill or that is filed on or after that date.</i></p>