

SUBJECT: Requiring the reappraisal of certain homesteads destroyed by casualty

COMMITTEE: Appropriations — favorable, without amendment

VOTE: 24 ayes — Zerwas, Longoria, Ashby, G. Bonnen, Cospers, S. Davis, Dean, Giddings, Gonzales, González, Howard, Koop, Miller, Muñoz, Perez, Phelan, Raney, Roberts, Rodriguez, Rose, Sheffield, Simmons, VanDeaver, Walle

0 nays

3 absent — Capriglione, Dukes, Wu

SENATE VOTE: On final passage, March 22 — 29-0

WITNESSES: No public hearing

BACKGROUND: Tax Code, sec. 23.02 allows a taxing unit in an area declared to be a disaster area by the governor to authorize reappraisal of property damaged in that disaster. The final appraised value following the reappraisal is prorated for the time that the property is not damaged. The taxing unit or units must reimburse the appraisal district for any costs imposed by this request.

DIGEST: SB 972 would require an appraisal district to fulfill a property owner's request to reappraise a residence homestead if a building on the property was completely destroyed by a casualty. The district would be required to complete the reappraisal as soon as practicable after a request was made and include certain information in the appraisal records.

The final tax due would be reduced based on the magnitude of the damage and the proportion of the year that the property was damaged.

The comptroller would be required to adopt rules for reappraising property under the provisions in this bill, including rules for determining whether property was completely destroyed.

This bill would take immediate effect if finally passed by a two-thirds record vote of the membership of each house. Otherwise, it would take effect September 1, 2017, and would apply only to the reappraisal of property in a disaster area declared on or after that date.

NOTES:

According to the Legislative Budget Board, the bill could impose indeterminate costs on the Foundation School Fund, depending on the impact to appraised values across the state.