

**SUBJECT:** Changing the expiration date of some property tax deferrals or abatements

**COMMITTEE:** Ways and Means — favorable, without amendment

**VOTE:** 11 ayes — Meyer, Thierry, Button, Cole, Guerra, Martinez Fischer,  
Murphy, Noble, Rodriguez, Sanford, Shine

0 nays

**WITNESSES:** For — Cheryl Johnson, Galveston County Tax Office; (*Registered, but did not testify*: Kevin Kieschnick, County of Nueces)

Against — None

On — (*Registered, but did not testify*: Korry Castillo, Comptroller of Public Accounts)

**BACKGROUND:** Tax Code sec. 33.06 allows a person who is at least 65 years old, disabled, or a disabled veteran to defer collection of a tax, abate a suit to collect a delinquent tax, or abate a sale to foreclose a tax lien if the tax was imposed against property that the individual owns and occupies as a residence homestead. Once a deferral or abatement has been granted to a person, a taxing unit cannot file suit to collect delinquent taxes from or sell the property of the person or under certain circumstances the person's surviving spouse before the 181st day after the person or spouse no longer owns and occupies the property as a residence homestead.

Some have suggested that current law does not provide sufficient time for elderly or disabled Texans or their family members to pay owed property taxes or sell the property before a taxing unit can take action.

**DIGEST:** HB 3629 would change the date before which a taxing unit could not file suit to collect delinquent property taxes from, or sell the property of, a person who was at least 65 years old, disabled or a disabled veteran who had received a deferral or abatement to the 181st day after the date the taxing unit collector delivered notice of tax delinquency following the

date the person or surviving spouse ceased to own and occupy the property as a residence homestead.

The bill would take effect September 1, 2021.

**NOTES:**

According to the Legislative Budget Board, the bill could reduce taxable property values and increase related costs to the Foundation School Fund through the operation of the school finance formulas.