

1-1 By: Paxton, Zaffirini S.B. No. 467  
1-2 (In the Senate - Filed November 22, 2024; February 3, 2025,  
1-3 read first time and referred to Committee on Local Government;  
1-4 April 22, 2025, reported adversely, with favorable Committee  
1-5 Substitute by the following vote: Yeas 7, Nays 0; April 22, 2025,  
1-6 sent to printer.)

1-7	COMMITTEE VOTE				
1-8		Yea	Nay	Absent	PNV
1-9	Bettencourt	X			
1-10	Middleton	X			
1-11	Cook	X			
1-12	Gutierrez	X			
1-13	Nichols	X			
1-14	Paxton	X			
1-15	West	X			

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 467 By: West

1-17 A BILL TO BE ENTITLED  
1-18 AN ACT

1-19 relating to a temporary exemption from ad valorem taxation of the  
1-20 appraised value of an improvement to a residence homestead that is  
1-21 completely destroyed by a fire.

1-22 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-23 SECTION 1. Subchapter B, Chapter 11, Tax Code, is amended by  
1-24 adding Section 11.351 to read as follows:

1-25 Sec. 11.351. TEMPORARY EXEMPTION FOR IMPROVEMENT TO  
1-26 RESIDENCE HOMESTEAD DESTROYED BY FIRE. (a) In this section,  
1-27 "residence homestead" has the meaning assigned by Section 11.13.

1-28 (b) A person is entitled to an exemption from taxation by a  
1-29 taxing unit of the appraised value of an improvement to the person's  
1-30 residence homestead that is completely destroyed by a fire in an  
1-31 amount determined under Subsection (c). The person is entitled to  
1-32 the exemption only for the tax year in which the fire occurs.

1-33 (c) The amount of the exemption authorized by this section  
1-34 for an improvement to a residence homestead completely destroyed by  
1-35 a fire in a tax year is calculated by multiplying the appraised  
1-36 value of the improvement for that tax year by a fraction, the  
1-37 denominator of which is 365 and the numerator of which is the number  
1-38 of days remaining in the tax year after the date on which the fire  
1-39 occurs.

1-40 (d) A property owner must submit an application for an  
1-41 exemption authorized by this section to the chief appraiser of the  
1-42 appraisal district in which the improvement that is the subject of  
1-43 the application is located not later than the 180th day after the  
1-44 date the fire occurs.

1-45 (e) On receipt of an application under Subsection (d), the  
1-46 chief appraiser shall determine whether the improvement that is the  
1-47 subject of the application was completely destroyed by a fire. In  
1-48 determining whether an improvement is completely destroyed by a  
1-49 fire, the chief appraiser may rely on information provided by any  
1-50 other source the chief appraiser considers appropriate, including a  
1-51 county fire marshal or an insurance adjuster.

1-52 (f) If a person qualifies for the exemption authorized by  
1-53 this section after the amount of tax due on the property is  
1-54 calculated and the effect of the qualification is to reduce the  
1-55 amount of the tax due on the property, the assessor for each  
1-56 applicable taxing unit shall recalculate the amount of the tax due  
1-57 on the property and correct the tax roll. If the tax bill has been  
1-58 mailed and the tax on the property has not been paid, the assessor  
1-59 shall mail a corrected tax bill to the person in whose name the  
1-60 property is listed on the tax roll or to the person's authorized

agent. If the tax on the property has been paid, the tax collector for the taxing unit shall refund to the person who paid the tax the amount by which the payment exceeded the tax due.

(g) The comptroller, in consultation with appraisal districts, shall develop guidelines for determining whether an improvement is completely destroyed by a fire.

SECTION 2. Not later than September 1, 2026, the comptroller shall develop the guidelines required by Section 11.351, Tax Code, as added by this Act, and shall distribute those guidelines to each appraisal district.

SECTION 3. The change in law made by this Act applies only to an ad valorem tax year that begins on or after the effective date of this Act.

SECTION 4. This Act takes effect January 1, 2026, but only if the constitutional amendment proposed by the 89th Legislature, Regular Session, 2025, to authorize the legislature to provide for a temporary exemption from ad valorem taxation of the appraised value of an improvement to a residence homestead that is completely destroyed by a fire is approved by the voters. If that amendment is not approved by the voters, this Act has no effect.

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