



Property Tax Institute
45th Annual Conference
December 5, 2023



Truth-in-Taxation

2023 Truth-in-Taxation

- #1 Recaps, my vendor takes care of that....
- #2 The only constant in life is change(s) to the unused increment rate
- #3 TNT Compliance: Notices and postings

Three Rebus Puzzles

Example: A Picture Is Worth A....

THO



Recaps, my vendor takes care of that, but.....



- Appraisal districts essential for TNT
- Over 80 lines; 21 are values from appraisal district(s)
- July 25 certification; since 2020 can be estimate if not certified
- Recaps

Beauty in the eye of the beholder

How appraisal districts
can see recaps, as
easy as



How everyone else
sees recaps



It's complicated

- Often tax offices calculating for many taxing entities in county
- Taxing units often in more than one appraisal district
- Grand Total, Under ARB Review, ARB Approved Totals
- Different M&O/debt values
- Different taxable values for different county funds
- **Example:** ISD overlaps three counties; 313 projects in counties A & B



1. Last year county A M&O
2. Last year county A I&S
3. Current year county A M&O
4. Current year county A I&S
5. Last year county B M&O
6. Last year county B I&S
7. Current year county B M&O
8. Current year county B I&S
9. Last year county C
10. Current year county C

Recaps

Last year supplemental



Last year total taxable
Add back 25.25(d)

Tax ceiling accounts
total taxable value

Captured appraised
value tax
increment fund

Last tax year court
cases final vs. pending

Current year

Taxable value
certified vs. uncertified

Tax ceiling accounts
total taxable value

Captured appraised
value (TIF)

New property value

Lost property value

2023 CERTIFIED TOTALS

As of Certification

Property Count: 20,641

2 Effective Rate Assumption

7/25/2023 12:16:13PM

New Value

TOTAL NEW VALUE MARKET: \$18,952,155

TOTAL NEW VALUE TAXABLE: \$18,693,017 23

New Exemptions

Exemption	Description	Count	2022 Market Value
EX-XV	Other Exemptions (including public property, r	3	\$585,393
EX366	HB366 Exempt	11	\$18,277

ABSOLUTE EXEMPTIONS VALUE LOSS \$603,670 IDA

Exemption	Description	Count	Exemption Amount
DP	Disability	4	\$40,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	6	\$62,000
DV4	Disabled Veterans 70% - 100%	16	\$180,160
DVHS	Disabled Veteran Homestead	7	\$1,982,898
HS	Homestead	123	\$593,794
OV65	Over 65	59	\$570,000

PARTIAL EXEMPTIONS VALUE LOSS \$3,443,852 IDB

NEW EXEMPTIONS VALUE LOSS \$4,047,522

Increased Exemptions

Count	Increased Exemption Amount
-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$4,047,522 8

Current
Year:
New
and
Lost
Property

Lost Property: No goods-in-transit, freeport or disaster exemption

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,343	\$204,476	\$37,549	\$166,927

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,300	\$203,746	\$37,364	\$166,382

For current year, still need.....

- Current year total taxable value
- Tax ceiling homesteads value
- Captured appraised value (TIF)

Land		Value		
Homesite:		32,571,134		
Non Homesite:		15,604,259		
Ag Market:		6,200,117		
Timber Market:		0	Total Land	(+) 54,375,510
Improvement		Value		
Homesite:		165,049,537		
Non Homesite:		132,831,145	Total Improvements	(+) 297,880,682
Non Real		Count	Value	
Personal Property:	185	45,019,145		
Mineral Property:	1,829	3,848,810		
Autos:	0	0	Total Non Real	(+) 48,867,955
			Market Value	= 401,124,147
Ag		Non Exempt	Exempt	
Total Productivity Market:	6,200,117	0		
Ag Use:	44,760	0	Productivity Loss	(-) 6,155,357
Timber Use:	0	0	Appraised Value	= 394,968,790
Productivity Loss:	6,155,357	0		
			Homestead Cap	(-) 12,779,153
			Assessed Value	= 382,189,637
			Total Exemptions Amount (Breakdown on Next Page)	(-) 61,055,299
			Net Taxable	= 321,134,338 # 181

If this was prior year recap, for net taxable:

- Add 25.25(d) value loss back
- Subtract taxable value of accounts still

pending in district court

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,180,147	922,665	1,530.78	1,530.78	10
OV65	49,265,712	37,317,071	72,047.19	72,278.25	257
Total	50,445,859	38,239,736	73,577.97	73,809.03	267
Tax Rate	0.2510000				

Freeze Taxable (-) 38,239,736 #20

Freeze Adjusted Taxable = 282,894,602

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 783,643.42 = 282,894,602 * (0.2510000 / 100) + 73,577.97

Certified Estimate of Market Value: 401,124,147
 Certified Estimate of Taxable Value: 321,134,338

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Everything to Everyone



- Recaps needed for more than one purpose
- Different vendors, or software particular to a county
 - how data is put together (e.g. minerals or railroad stock included)?
 - technical capabilities
 - client preferences

Differing recaps



Market

Improvement	Count	Value	Land	Count	Value	Prod Mkt	Count	Value	Other	Count	Value		
Homesite	2,402	716,971,559	Homesite	3,130	269,718,410	Agricultural	1,213	487,973,800	Mineral	492	1,169,070		
Non Homesite	10	1,897,420	Non Homesite	3	214,740	Inventory	0	0	Personal	180	64,464,980		
New Homesite	447	104,744,395	New Homesite	0	0	Timber	0	0	New Personal	0	0		
New Non Hs	0	0	New Non Hs	0	0								
Impr Market		823,613,374	(+) Land Market		269,933,150	(+) Prod Market		487,973,800	(+) Other		65,634,050	(=) Total Market	1,647,154,374

Loss

Hs Cap Loss	Count	Value	Productivity	Count	Prod Value	Prod Loss	
General	1,367	116,558,665	Agricultural	1,213	2,503,117	485,470,683	
			Inventory	0	0	0	
			Timber	0	0	0	
			Timber78	0	0	0	
Cap Loss		116,558,665	(+) Prod Loss		485,325,893	(=) Total Loss	601,884,558

Deductions

Homestead	Count	Value	Over 65	Count	Value	Disabled	Count	Value	Assessed
General	1,230	118,398,060	General	43	430,000	General	2	20,000	1,045,269,816
Frozen	500	46,405,914	Frozen	413	4,031,973	Frozen	22	217,190	
Local	0	0	Local	0	0	Local	0	0	
Local Frozen	0	0	Local Frozen	0	0	Local Frozen	0	0	
Local %	0	0							
Local % Fzn	0	0							
Total Hs		164,803,974	(+) Total Os		4,461,973	(+) Total Dis		237,190	Total Deductions
Disabled Veteran			Miscellaneous			Const Exempt			
General	80	801,000	Abatements	0	0	General	56	20,544,090	
Frozen	25	281,780	Polution Control	5	199,390	Prorated	1	2	
100% Homesite	78	25,786,932	Freeport	0	0				
Total Dis Vet		26,869,712	(+) Total Other		349,649	(+) Total Exempt		20,544,092	(=) 217,266,590

1

New Frozen Taxable

267,370 (+)

2

Taxable Frozen

87,944,388 (+)

New Frozen Tax

3,621.81 (+)

Tax Frozen

949,690.81 (+)

Additional Totals

Miscellaneous	Count	Value
Subj to Hs	1,742	609,601,515
New Taxable	431	101,218,865
Legal Acres		35,913.242
Ag Acres		0.000
Inv Acres		0.000
Tmb Acres		0.000
Annexed	0	0
DeAnnexed	0	0

Natural Disaster	Value
Jan 1 Market	0
Jan 1 Txbl	0
Jan 1 Tax	0.00
Jan 1 Avg %	0.000
Disaster Market	0
Disaster Txbl	0
Disaster Tax	0.00
Disaster Avg %	0.000
Est Recognizable Txbl	0
Est Recognizable Tax	0.00

TIFF	TIFF #1
Total Taxable	0
Total Tax	
Origination Year	
Taxable Base	
Taxable Captured	
Tax Captured	

Another example....

	CERTIFIED	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (309)	(Count) (0)	(Count) (309)
Land HS Value	354,000	0	354,000
Land NHS Value	22,139,338	0	22,139,338
Ag Land Market Value	10,020,681	0	10,020,681
Total Land Value	32,514,019	0	32,514,019
Improvement HS Value	4,493,730	0	4,493,730
Improvement NHS Value	467,376	0	467,376
Total Improvement	4,961,106	0	4,961,106
Market Value	37,475,125	0	37,475,125
BUSINESS PERSONAL PROPERTY	(13)	(0)	(13)
Market Value	4,908,674	0	4,908,674
OIL & GAS / MINERALS	(308)	(0)	(308)
Market Value	1,342,702	0	1,342,702
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (630)	(Total Count) (0)	(Total Count) (630)
TOTAL MARKET	43,726,501	0	43,726,501
Ag Land Market Value	10,020,681	0	10,020,681
Ag Use	149,079	0	149,079
Ag Loss (-)	9,871,602	0	9,871,602
APPRAISED VALUE	33,854,899	0	33,854,899
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	103,858	0	103,858
NET APPRAISED VALUE	33,751,041	0	33,751,041
Total Exemption Amount	3,481,576	0	3,481,576
NET TAXABLE	30,269,465	0	30,269,465
TAX LIMIT/FREEZE ADJUSTMENT	608,287	0	608,287
LIMIT ADJ TAXABLE (I&S)	29,661,178	0	29,661,178
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	29,661,178	0	29,661,178

#1

#2

New Value

Total New Market Value: \$3,278,510

Total New Taxable Value: ~~\$3,236,690~~ *WAA*

Exemption Loss

New Absolute Exemptions

Exemption Description	Count	Last Year Market Value
Absolute Exemption Value Loss:	0	0

New Partial Exemptions

Exemption Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:	0	0
Total NEW Exemption Value		0

Increased Exemptions

Exemption Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:	0	0
Total Exemption Value Loss:		0

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	1	36,690	0	31,533
A & E	6	221,319	21,520	182,489

Cover sheets: Fitting the puzzle pieces together



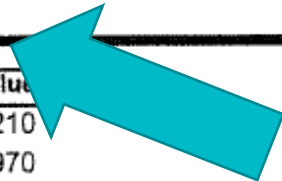
2023 Cover Sheet

Taxable value
\$352,511,866

Under protest
taxable
\$16,427,400

Total taxable
\$368,939,266

Land			Value		
Homesite:			9,338,210		
Non Homesite:			39,277,970		
Ag Market:			3,277,360		
Timber Market:			9,943,180	Total Land	(+) 61,836,720
Improvement			Value		
Homesite:			123,771,219		
Non Homesite:			167,491,457	Total Improvements	(+) 291,262,676
Non Real	Count			Value	
Personal Property:	623		94,278,600		
Mineral Property:	1		556,800		
Autos:	0		0	Total Non Real	(+) 94,835,400
				Market Value	= 447,934,796
Ag	Non Exempt			Exempt	
Total Productivity Market:	13,220,540		0		
Ag Use:	50,280		0	Productivity Loss	(-) 13,004,860
Timber Use:	165,400		0	Appraised Value	= 434,929,936
Productivity Loss:	13,004,860		0		
				Homestead Cap	(-) 12,118,440
				Assessed Value	= 422,811,496
				Total Exemptions Amount (Breakdown on Next Page)	(-) 70,299,630
				Net Taxable	= 352,511,866



2023 Cover Sheet

Taxable value
\$352,511,866

Under protest
taxable
\$16,427,400

Total taxable
\$368,939,266

2023 CERTIFIED TOTALS			As of Certification	
Property Count: 9		Under ARB Review Totals		7/20/2023 5:38:24PM
Land	Value			
Homesite:	0			
Non Homesite:	0			
Ag Market:	0			
Timber Market:	0		Total Land	(+) 0
Improvement	Value			
Homesite:	0			
Non Homesite:	3,169,190		Total Improvements	(+) 3,169,190
Non Real	Count	Value		
Personal Property:	7	13,258,210		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 13,258,210
			Market Value	= 16,427,400



2023 CERTIFIED TOTALS			As of Supplement 1	
Lower Value Used				
Count of Protested Properties	Total Market Value	Total Value Used		
9	\$16,427,400.00	\$14,761,600		

Net Taxable	=	16,427,400
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- Less is More!
- Talk with your vendors/IT department
- Meet with your tax office, and surrounding counties before TNT season
- Expect phones calls/emails, etc. (point person/email?)
- Example recap with how to find information; create FAQs

The only constant in life is change(s) to the unused increment rate



Benchmark Tax Rates-Calculation

No-New -Revenue Tax Rate

- Last Year Levy (M&O and Debt) **Minus** **Lost Property**
- Current Year Taxable Value **Minus** **New Property**

Voter-Approval Tax Rate*

De Minimis**

1. No-new-revenue M&O
2. PLUS Growth
3. **PLUS** Debt

*M&O portion of voter-approval tax rate is calculated differently for schools and water districts

** Does not apply to cities with population of 30,000 or over; nor to special taxing units

Unused Increment: Voter-Approval Tax Rate Taxing Units Other Than School Districts/Water Districts

Type of Taxing Unit	Growth	Debt
Cities 30,000 and over	NNR M&O * 1.035 plus unused increment ³	
Cities under 30,000 ¹ Special Districts ² Counties	Greater of: <i>De Minimis M&O Rate:</i> NNR M&O + \$500k rate -OR- <i>Voter-approval tax rate:</i> NNR M&O * 1.035 plus unused increment ³	PLUS debt rate

Potentially subject to petition for election if de minimis rate > voter-approval tax rate and if adopted rate is not > de minimis rate

1 Regardless whether special taxing unit (low proposed M&O tax rate) and then, the voter-approval tax rate M&O growth would be NNR M&O *1.08
 2 Taxing units other than cities, counties, school districts (ex: emergency service districts, library districts, etc). For the table, this does not include special taxing units and water districts.
 3 Prior to 2024, unused increment is voter-approval rate MINUS actual rate summed for past three years (for past years starting with 2020)

2023 Unused Increment

- Award taxing units that do not adopt all the way up to VATR
 - Bank “unused” pennies – difference between adopted rate and VATR (“increment”)
 - To calculate increment: VATR **minus** previous year(s) increment minus adopted rate
 - Only can accrue for years when SB 2 effective (i.e. starting in 2020)
 - Must be used in VATR calculation (not optional)
 - Optional on whether to adopt tax rate that



2023 Law Change: Do Not Modify VAI R From Prior Years

Sec. 26.013 Unused Increment Rate

For unused increment purposes, “voter-approval tax rate” means:

- Voter-approval tax rate in the applicable preceding tax year, *as adopted by the taxing unit during the applicable preceding tax year*

MINUS

- Unused increment rate for that preceding tax year (Effective June 18, 2023)

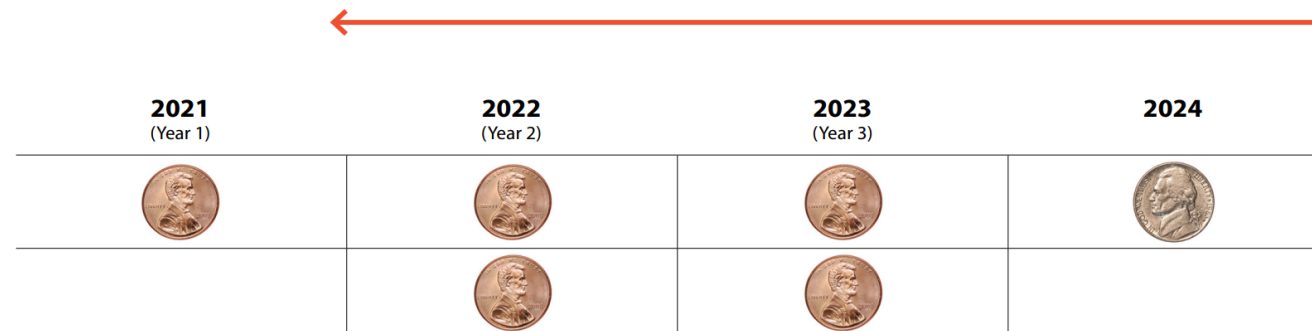
Taxing units calculate the unused increment rate by comparing the actual tax rates in the previous three-years to the voter-approval tax rate, the maximum tax rate a unit can adopt without triggering an election. This comparison is made before considering the unused increment allowance in the voter-approval tax rate.

The unused increment for any year prior to 2020 is considered zero.

If a municipality is considered a defunding municipality, the difference between the municipality’s actual tax rate and the voter-approval tax rate is considered zero.

Counties that reduce the funding or allocate funding away from a law enforcement agency without voter approval, the difference between the actual tax rate and the voter-approval tax rate is considered zero.

Look back three years



SB 2350 by Sen. Bettencourt

2023 Unused Increment

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ [] /\$100
B.	Unused increment rate (Line 66).....	\$ [] /\$100
C.	Subtract B from A.....	\$ [] /\$100
D.	Adopted Tax Rate.....	\$ [] /\$100
E.	Subtract D from C.....	\$ [] /\$100
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ [] /\$100
B.	Unused increment rate (Line 66).....	\$ [] /\$100
C.	Subtract B from A.....	\$ [] /\$100
D.	Adopted Tax Rate.....	\$ [] /\$100
E.	Subtract D from C.....	\$ [] /\$100
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 65).....	\$ [] /\$100
B.	Unused increment rate (Line 64).....	\$ [] /\$100
C.	Subtract B from A.....	\$ [] /\$100
D.	Adopted Tax Rate.....	\$ [] /\$100
E.	Subtract D from C.....	\$ [] /\$100
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ [] /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ [] /\$100

2024 Unused Increment Law Change

Unused Increment Rate (not applicable to school districts)

Unused Increment Rate

The unused increment rate can be used to increase the voter-approval tax rate, depending upon the tax rates adopted by a city in the previous three years. The unused increment rate is the three year rolling sum of the difference between the actual tax rate and the voter-approval tax rate. A city has the ability to bank any unused amounts below the voter-approval tax rate to use up to three years. Conversely, if a city adopts the voter-approval tax rate all three years, the unused increment rate would be zero. School districts do not calculate an unused increment rate.

VOTER-A
(Tax rate us
— (MIN
ACTUAL
(Voter-appr
unused inc
=
UNUSED

Sec. 26.013 Unused Increment Rate

- Unused increment rate calculation modified to take into account current year values
- Replaces current calculation with any forgone revenue in the last three years divided by current year value
- SB 1999 by Sen. Bettencourt

<https://comptroller.texas.gov/taxes/property-tax/docs/98-1081.pdf>

Sec. 26.013 Unused Increment Rate

Gone
Gone
Gone
Gone

E REV WE

- Foregone revenue is determined by the rate difference in past year's adopted rate and voter-approval tax rate (without unused increment) applied to the current value of that particular year
- Foregone revenue has a floor of zero

Foregone Revenue

	2021	2022	2023	2024
Unused increment	0.04	0.02	0.03	= 0.09
Taxable Value	1,000,000,000	1,150,000,000	1,322,500,000	1,520,875,000
Calculation	.04*1,000,000,000 /100	.02*1,150,000,000 /100	.03*1,322,500,000 /100	
Foregone Revenue	400,000	230,000	396,750	1,026,750

	2024 Adjustment	Difference	2024 Revenue	Difference
Unused Increment	0.09		1,368,787.50	
Foregone Revenue	1,026,750/1,520,875,000 *100	.09 - .067510479		1,368,787.50 - 1,026,750
	0.067510479	0.022489521	1,026,750.00	342,037.50

Answers: How Many Did You Get?

- We need you
- Hot Tip
- Foregone Revenue



TNT
Compliance

TAX CODE

SECTION 26.04

SECTION 26.16

SECTION 26.17

SECTION 26.18



TAX CODE SECTION 26.04

(c) After the assessor for the taxing unit submits the appraisal roll for the taxing unit to the governing body of the taxing unit as required by Subsection (b), *an officer or employee designated by the governing body shall calculate the no-new-revenue tax rate and the voter-approval tax rate for the taxing unit*

Form 50-212

page 1 & 2 of 3

Section 26.04(e)

- August 7 (or soon thereafter as practicable) designated officer/employee submits NNRR and VATR to governing body and posts **PROMINENTLY** on **HOME PAGE** of taxing unit website form 50-212. Does not apply to ISD or Water District.
- POST ONLY WHAT IS APPLICABLE TO ENTITY

Notice About _____ Tax Rates

Form 50-212

Property Tax Rates In _____ (taxing unit's name)
 This notice concerns the _____ property tax rates for _____ (taxing unit's name)
 This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.
 Taxing units preferring to list the rates can expand this section to include an explanation of how these tax rates were calculated.
 This year's no-new-revenue tax rate \$ _____ /\$100
 This year's voter-approval tax rate \$ _____ /\$100
 To see the full calculations, please visit _____ for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
	\$

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
	\$	\$	\$	\$

(expand as needed)

Form developed by: Texas Comptroller of Public Accounts, Property Tax Assistance Division

For additional copies, visit: comptroller.texas.gov/taxes/property-tax
50-212 • 05-22/19

Notice of Tax Rates Form 50-212

Total required for _____ debt service..... \$ _____
 (current year)
 - Amount (if any) paid from funds listed in unencumbered funds \$ _____
 - Amount (if any) paid from other resources \$ _____
 - Excess collections last year \$ _____
 - Total to be paid from taxes in _____ (current year) \$ _____
 + Amount added in anticipation that the taxing unit will collect only _____% of its taxes in _____ (current year) \$ _____
 - Total Debt Levy \$ _____

Voter-Approval Tax Rate Adjustments

State Criminal Justice Mandate

The _____ County Auditor certifies that _____ County has spent \$ _____ (minus any amount received from state revenue for such costs) in the previous 12 months for the maintenance and operations cost of keeping inmates sentenced to the Texas Department of Criminal Justice. _____ County Sheriff has provided _____ information on these costs, minus the state revenues received for the reimbursement of such costs. This increased the voter-approval tax rate by \$ _____ /\$100.

Indigent Health Care Compensation Expenditures

The _____ spent \$ _____ from July 1 _____ to June 30 _____ on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance. For the current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \$ _____. This increased the voter-approval tax rate by \$ _____ /\$100.

Indigent Defense Compensation Expenditures

The _____ spent \$ _____ from July 1 _____ to June 30 _____ to provide appointed counsel for indigent individuals, less the amount of state grants received by the county. In the preceding year, the county spent \$ _____ for indigent defense compensation expenditures. The amount of increase above last year's indigent defense expenditures is \$ _____. This increased the voter-approval rate by \$ _____ /\$100 to recoup _____ (use one phrase to complete sentence: the increased expenditures, or 5% more than the preceding year's expenditures)

For additional copies, visit: comptroller.texas.gov/taxes/property-tax

Page 2
50-212 • 05-22/19

Section 26.04(e-2)(e-3)(e-4)

HB3273

Effective January 1, 2024

No more postcard – By August 7 or soon as practicable requires a publication of a notice instead of mailing, with posting on 26.17 website, and each taxing entity website. Property owners may request email notification for updates to 26.17 site.

The headline must be bigger type and bold.

The Comptroller will make rules for format, posting and publication of the notice



Section 26.04(e-5)

BUDGET APPENDIX

All entities are to add a copy of the TNT calculation worksheet as an appendix to the budget for the fiscal year that tax rate applies.

(all except water districts)

Rudolph Looking for TNT Worksheet in Budget Appendix



**Section
26.16(a)**
Each county
shall maintain
an internet
website.



COUNTY WEBSITE

Section 26.16(a) cont'd

The **county assessor-collector** for each county shall post on the Internet website maintained by the county the following information for the **most recent five tax years** for each taxing unit all or part of the territory of which is located in the county:

- (1) the adopted tax rate;
- (2) the maintenance and operations rate;
- (3) the debt rate;
- (4) the no-new-revenue tax rate;
- (5) the no-new-revenue maintenance and operations rate; and
- (6) the voter-approval tax rate.

Section 26.16 cont'd

(d-1) In addition to posting the information described by Subsection (a), the **county assessor-collector shall post** on the Internet website of the county for each taxing unit all or part of the territory of which is located in the county:

(1) the tax rate calculation forms used by the designated officer or employee of each taxing unit to calculate the no-new-revenue and voter-approval tax rates of the taxing unit for the **most recent five tax years** beginning with the 2020 tax year, as certified by the designated officer or employee under Section 26.04(d-2); and

(2) the name and official contact information for each member of the governing body of the taxing unit.

(d-2) **By August 7** or as soon thereafter as practicable, the **county assessor-collector shall post** on the website the tax rate calculation forms described by Subsection (d-1)(1) **for the current tax year.**

Section 26.17 Database

Sec. 26.17 DATABASE OF PROPERTY-TAX-RELATED INFORMATION.

(a) The chief appraiser of each appraisal district shall create and maintain a property tax database that:

- (1) is identified by the name of the county in which the appraisal district is established instead of the name of the appraisal district;
- (2) **contains information that is provided by designated officers or employees of the taxing units** that are located in the appraisal district in the manner required by the comptroller;
- (3) **is continuously updated as preliminary and revised data become available** to and are **provided by the designated officers or employees of taxing units**;
- (4) is accessible to the public;
- (5) is searchable by property address and owner, except to the extent that access to the information in the database is restricted by Section 25.025 or 25.026; and
- (6) includes the following statement: "The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state."

www.Texas.gov/PropertyTaxes



Section 26.17 Database

Sec. 26.17 Subsection (b) requires **16 items** to be posted on the database website so the property owner can see the amount taxes that could be imposed on their property in the coming year and how to contact the taxing units about any advertised tax increase.

- Item 15 is a link to each taxing unit's website
- After 1/1/24, a link to the Sec. 41.13. PROTEST HEARING DATABASE will be required as the 16th item



Section 26.17 Database

(e) The **officer or employee designated by the governing body** of each taxing unit in which the property is located **to calculate the no-new-revenue tax rate and the voter-approval tax rate** for the taxing unit must electronically incorporate into the database:

(1) the information described by Subsections (b)(5), (6), (7), (12), and (13), as applicable, as the information becomes available; and

(2) the tax rate calculation forms prepared under Section 26.04(d-1) at the same time the designated officer or employee submits the tax rates to the governing body of the taxing unit under Section 26.04(e).

Section 26.17(e)(1)(2)

- YOU, the assessor, the designated officer/employee must electronically add the following to the database **as the information becomes available**:
 - OTSD: NNRR and VATR
 - ISD: Rate to Maintain (from Omar) and the district's VATR
 - The tax rate proposed by the taxing unit governing body
 - Date, time and location of public hearing, if applicable, on the proposed tax rate
 - Date, time and location of public meeting, if applicable, to adopt the tax rate
 - The tax rate calculation forms prepared under Section 26.04(d-1), **at the same time designated officer/employee submits** the calculated rates to the governing body under Section 26.04(e)



Notice Must Be Published and Posted on Homepage of Entity Website

Other Than School Districts and Water Districts

Proposed tax rate **does not** exceed the lower of the NNRR or VATR

- **Form 50-883** "Notice of Meeting to Vote on Tax Rate" published at least five days before meeting. **NOT A PUBLIC HEARING**

Proposed tax rate **exceeds** the lower of NNRR or VATR

- "Public Hearing on Tax Increase" (**8 Notice types to choose from**) published at least five days before the public hearing
- Section 26.06(a) &(b) list minimum meeting and publication requirements

SCHOOL DISTRICTS Comptroller 50-280

- Publish "Notice Public of Meeting to Discuss Budget and Proposed Tax Rate"
- Not less than 10 days nor more than 30 days before
- Education Code Section 44.004 lists minimum meeting and publication requirements

WATER DISTRICTS Comptroller 50-304

- Publish Notice of Public Hearing on Tax Rate or mail
- Publish 7 days before Public Hearing
- Water Code Section 49.236(b)(1) and (2), (c) lists minimum meeting and publication requirements

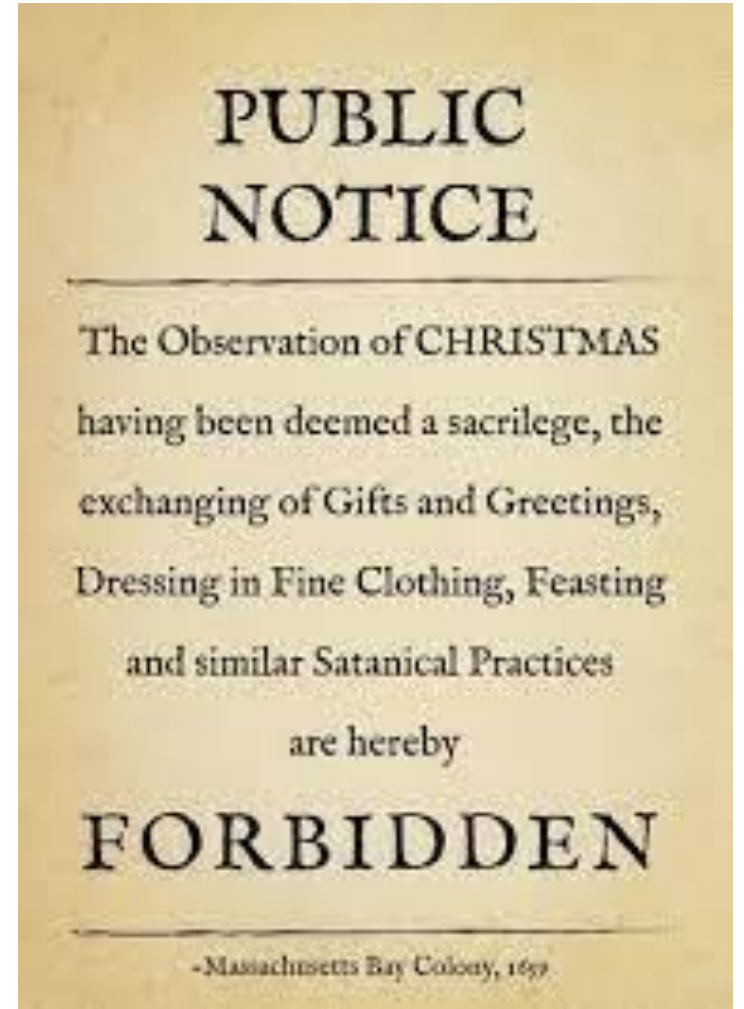
www.Texas.gov/PropertyTaxes



Simplified Tax Rate Notice for Taxing Units with Low Tax Levies Form 50-757 (OTSDWD)

Section 26.052

- Taxing unit with tax rate of \$0.50 or less, raising \$500,000 or less
- Exempt from requirements from Section 26.04
- Notice must include:
 - proposed rate;
 - date, time and location of meeting to adopt tax rate;
 - what % proposed rate exceeds NNRR, if applicable,
 - and URL for property tax transparency data base:
www.Texas.gov/PropertyTaxes and additional required language
- Not less than 7 days before meeting to adopt tax rate:
 - Mail notice to each property owner within the taxing unit;
 - **or**
 - Publish notice in legal section of a newspaper with general circulation within the taxing unit



School District w/July 1 Fiscal Year

- Use April 30 Preliminary Value to calculate info for notice.
- May adopt budget with preliminary values, but not tax rate.
- Receive certified values & recalculate NNRR and VATR.
- Republish notice **only if** **calculated debt** rate exceeds rate posted in 1st notice **or** total proposed rate exceeds newly calculated VATR and/or calling a VATRE.
- **IF YOU MUST REPUBLISH, DON'T FORGET TO REPOST !!!!!**



Tax Rate Database

Section 26.17

ISD & WD are excluded from posting dead-lines **but are not excluded** from posting the required data.

CHRISTMAS DAY



**BATTERIES NOT
INCLUDED**

See More Crazy Pictures & Videos at Diddy.com

Section 26.18

Each taxing unit shall maintain an Internet website or have access to a generally accessible Internet website that may be used for purposes of this Section and post information required in a format required by the Comptroller



Section 26.18

Sec. 26.18. POSTING OF TAX RATE AND BUDGET INFORMATION BY TAXING UNIT ON WEBSITE. Each taxing unit shall maintain an Internet website or have access to a generally accessible Internet website that may be used for the purposes of this section. Each taxing unit shall post or cause to be posted on the Internet website the following information in a format prescribed by the comptroller:

- (1) the name of each member of the governing body of the taxing unit;
- (2) the mailing address, e-mail address, and telephone number of the taxing unit;
- (3) the official contact information for each member of the governing body of the taxing unit, if that information is different from the information described by Subdivision (2);
- (4) the taxing unit's budget for the preceding two years;
- (5) the taxing unit's proposed or adopted budget for the current year;
- (6) the change in the amount of the taxing unit's budget from the preceding year to the current year, by dollar amount and percentage;
- (7) in the case of a taxing unit other than a school district, the amount of property tax revenue budgeted for maintenance and operations for:
 - (A) the preceding two years; and
 - (B) the current year;

Section 26.18

- (8) in the case of a taxing unit other than a school district, the amount of property tax revenue budgeted for debt service for:
- (A) the preceding two years; and
 - (B) the current year;
- (9) the tax rate for maintenance and operations adopted by the taxing unit for the preceding two years;
- (10) in the case of a taxing unit other than a school district, the tax rate for debt service adopted by the taxing unit for the preceding two years;
- (11) in the case of a school district, the interest and sinking fund tax rate adopted by the district for the preceding two years;
- (12) the tax rate for maintenance and operations proposed by the taxing unit for the current year;
- (13) in the case of a taxing unit other than a school district, the tax rate for debt service proposed by the taxing unit for the current year;
- (14) in the case of a school district, the interest and sinking fund tax rate proposed by the district for the current year; and
- (15) the most recent financial audit of the taxing unit.

Failure to Comply with TNT Provisions

Section 26.04(g)

A person who owns taxable property is entitled to an injunction prohibiting the taxing unit in which the property is taxable from adopting a tax rate if:

- the assessor or designated officer/employee of the taxing unit,
- the chief appraiser of the applicable appraisal district, or
- the taxing unit, as applicable,

has not complied with the computation, publication, or posting requirements of this section or

[Section 26.16,](#)
[Section 26.17, or](#)
[Section 26.18.](#)

It is a defense in an action for an injunction under this subsection that the failure to comply was in good faith.



Failure to Comply with TNT Provisions

Section 26.05(e)

A person who owns taxable property is entitled to an injunction restraining the collection of taxes by a taxing unit in which the property is taxable if the taxing unit has not complied with the requirements of this section or Section 26.04.

It is a defense in an action for an injunction under this subsection that the failure to comply was in good faith.

An action to enjoin the collection of taxes must be filed not later than the 15th day after the date the taxing unit adopts a tax rate.

A property owner is not required to pay the taxes imposed by a taxing unit on the owner's property while an action filed by the property owner to enjoin the collection of taxes imposed by the taxing unit on the owner's property is pending.

If the property owner pays the taxes and subsequently prevails in the action, the property owner is entitled to a refund of the taxes paid, together with reasonable attorney's fees and court costs.

The property owner is not required to apply to the collector for the taxing unit to receive the refund.



Questions??

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