Texas Apartment Association

Providing exceptional advocacy, education and communication for the Texas rental housing industry.

Support Efforts to Improve Texas' Property Tax System

TAA supports legislative efforts, like SB 2 by Sen. Paul Bettencourt, to reform our state's property tax system. The bill includes several important reforms, including:

- Lowering the rollback tax rate and requiring local governments which exceed that rate to hold an election.
- Providing increased training, accountability and oversight of central appraisal districts (CADs) and appraisal review boards (ARBs).
- Creating specialized ARBs for hearing valuation appeals of multifamily properties and other commercial property.

Proposals to treat rental and other business properties differently from homesteads would lead to an unbalanced and unfair tax system.

- Property taxes are one of the biggest operating expenses for rental property owners. That tax is ultimately reflected in the cost of rent.
- Apartment complexes are not eligible for homestead exemptions or valuation caps.
- Nearly 40 percent of Texans rent their homes and deserve fair treatment in the tax system.

Central Appraisal Districts (CADs) and Appraisal Review Boards (ARBs) should be independent from each other, be adequately trained, and must use relevant information brought to them in determining a property's value.

TAA supports continuation of the rights of all property owners to use the equal-and-uniform standard guaranteed in the state constitution. In addition, existing sources of information available to CADs and ARBs are completely sufficient to value properties, and TAA opposes the idea of requiring disclosure of private sales price information.

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