

By: Shine

H.B. No. 4512

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the entitlement of a property owner to receive a
3 discount for making an early payment of the ad valorem taxes on the
4 owner's property.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Section 31.01(c), Tax Code, is amended to read as
7 follows:

8 (c) The tax bill or a separate statement accompanying the
9 tax bill shall:

10 (1) identify the property subject to the tax;

17 (4) state the assessment ratio for the taxing unit;

18 (5) state the type and amount of any partial exemption
19 applicable to the property, indicating whether it applies to
20 appraised or assessed value:

21 (6) state the total tax rate for the taxing unit;

22 (7) state the amount of tax due, the due date, and the
23 delinquency date:

24 (8) explain the payment option [and discounts]

H.B. No. 4512

1 provided by Section [Sections] 31.03 [and 31.05] if available to
2 the taxing unit's taxpayers;

12 (11) for real property, state for the current tax year
13 and each of the preceding five tax years:

14 (A) the appraised value and taxable value of the
15 property;

16 (B) the total tax rate for the taxing unit;

17 (C) the amount of taxes imposed on the property
18 by the taxing unit; and

19 (D) the difference, expressed as a percent
20 increase or decrease, as applicable, in the amount of taxes imposed
21 on the property by the taxing unit compared to the amount imposed
22 for the preceding tax year; and

23 (12) for real property, state the differences,
24 expressed as a percent increase or decrease, as applicable, in the
25 following for the current tax year as compared to the fifth tax year
26 before that tax year.

27 (A) the appraised value and taxable value of the

1 property;

2 (B) the total tax rate for the taxing unit; and

3 (C) the amount of taxes imposed on the property
4 by the taxing unit.

5 SECTION 2. Sections 31.04(c), (d), and (e), Tax Code, are
6 amended to read as follows:

7 (c) The [A] payment option provided by Section 31.03 [eff
8 ~~this code or a discount adopted under Section 31.05(b) of this code~~]
9 does not apply to taxes that are calculated too late for it to be
10 available.

11 (d) If a taxing unit mails its tax bills after September 30
12 [~~and adopts the discounts provided by Section 31.05(c) of this~~
13 ~~code~~], the delinquency date is postponed to the first day of the
14 next month following the fourth full calendar month following the
15 date the tax bills were mailed.

16 (e) If the delinquency date for a tax is postponed under
17 Subsection [~~(a) or~~] (a-1), that postponed delinquency date is the
18 date on which penalties and interest begin to be incurred on the tax
19 as provided by Section 33.01.

20 SECTION 3. Section 31.05(c), Tax Code, is amended to read as
21 follows:

22 (c) A person is entitled to [~~taxing unit may adopt~~] the
23 following discounts on the taxes the person pays to a taxing unit
24 [~~to apply when it mails its tax bills after September 30~~]:

25 (1) three percent if the tax is paid before or during
26 the next full calendar month following the date on which the tax
27 bills are [~~were~~] mailed;

7 SECTION 4. Sections 31.07(b), (c), and (d), Tax Code, are
8 amended to read as follows:

21 (c) A collector may adopt a policy of accepting partial
22 payments of property taxes. A payment option provided by Section
23 31.03 [~~of this code~~] or a discount [~~adopted~~] under Section 31.05 [~~of~~
24 ~~this code~~] does not apply to any portion of a partial payment. If a
25 collector accepts a partial payment on a tax bill that includes
26 taxes for more than one taxing unit, the collector shall allocate
27 the partial payment among all the taxing units included in the bill

1 in proportion to the amount of tax included in the bill for each
2 taxing unit, unless the collector under Subsection (b) has adopted
3 a policy of accepting payments of a taxing unit's taxes separate
4 from the taxes of other taxing units included in the same bill and
5 the taxpayer directs that the partial payment be allocated in
6 specific amounts to one or more specific taxing units. Acceptance
7 of a partial payment does not affect the date that the tax becomes
8 delinquent, but the penalties and interest provided by Section
9 33.01 [of this code] are incurred only by the portion of a tax that
10 remains unpaid on the date the tax becomes delinquent.

11 (d) Notwithstanding Subsection (c), a collector shall
12 accept a partial payment of property taxes on a tax bill that
13 includes taxes for more than one taxing unit if [one or more of the
14 taxing units has adopted the discounts under Section 31.05 of this
15 code,] the taxpayer directs that the partial payment be allocated
16 first as a discounted [to the] payment to [of the taxes owed] one or
17 more of the taxing units under Section 31.05 [that have adopted the
18 discounts,] and the amount of the payment is equal to or greater
19 than the amount of the taxes owed the taxing units designated by the
20 taxpayer.

21 SECTION 5. The following provisions of the Tax Code are
22 repealed:

23 (1) Section 31.04(a); and
24 (2) Sections 31.05(a), (b), and (d).

25 SECTION 6. This Act applies only to the payment of ad
26 valorem taxes for a tax year that begins on or after the effective
27 date of this Act.

H.B. No. 4512

1 SECTION 7. This Act takes effect January 1, 2024.