

TAAD LEGISLATIVE UPDATE 89th Texas Legislature (2025)



**CAD Administration;
HR;
Confidentiality;
Open Government;
Public Info.;
Public Meetings;
And Other Great Stuff**



Chris Jackson
CJACKSON@PBFCM.COM

CAD ADMINISTRATION



No, I am the administrator!

HB 148 (Turner)

Tax Code § 5.044



- Requires mandatory training of members of appraisal district boards of directors in counties with populations of 75,000 or more.
- Board members of populous CADs must complete a prescribed training program **before each anniversary of taking office**, covering various topics related to their roles and responsibilities.
- Training must include **at least eight hours on laws related to tax assessment or collection** for those who perform such functions.
- The training will be provided by an accredited institution of higher education, such as V.G. Young.

HB 148 (Turner)

Tax Code § 5.044



- BOD member will receive a certificate of completion.
 - This certificate of completion must be filed with the appraisal district, who will then in turn file it with the Comptroller as part of a MAPs review.
- **Failure to complete this training may lead to removal under the "incompetency" clause.**
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025, but only applies to directors whose terms begin on or after January 1, 2026.**

HB 148 (Turner)

Tax Code § 6.0302



- Requires individuals seeking appointed OR elected positions to a CAD BOD to sign and submit an acknowledgement of their duties to the chief appraiser before being eligible for appointment or election to the BOD.
- Prospective CAD BOD members must acknowledge understanding of several (24) responsibilities related CAD BOD duties.
 - Some examples: budgeting, hiring, policy development, public communication, in addition to an inability to appraise or value individual properties or determine tax rates.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025, but applies to directors whose terms begin on or after January 1, 2026.**

HB 3575 (Noble)

Tax Code § 6.032(b); Elections Code § 252.005(2)

- Clarifies the candidate filing process for CAD BOD elections **in populous counties of 75,000 or more.**
- The county clerk is now specified as an option for filing the campaign treasurer appointment along with the county elections administrator for counties that have the position.
- **Candidate applications** for a place on the ballot for CAD BOD will no longer be filed with the county judge under the Tax Code.
 - **They will instead be made to the county clerk, or instead to the county elections administrator if the county has one.**
- **Status: Signed by Governor June 20, 2025.**
- **Effective: Immediately upon signature of Governor. June 20, 2025.**

SB 2073 (Zaffirini)

Tax Code § 6.051(a),(b)



- Adds authority for a CAD BOD to finance the purchase of real property or finance the construction of improvements to real property.
 - The CAD may **finance** the purchase of real property or **finance** construction **without approval of its participating taxing units.**
- ALSO - when the governing body of a taxing unit fails to timely act on purchasing land or construction of a CAD building, **it counts as a yes / approved vote.**
 - Prior law provided that a taxing unit's failure to timely act resulted in a disapproval.
- **Status: Filed without the Governor's signature, June 20, 2025.**
- **Effective: September 1, 2025.**

HB 1533 (Button) Tax Code § 6.17



- This Bill requires an appraisal district in a county **with a population of 120,000 or more** to maintain an internet website.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

SB 973 (Eckhardt)

Tax Code § 25.18(a)



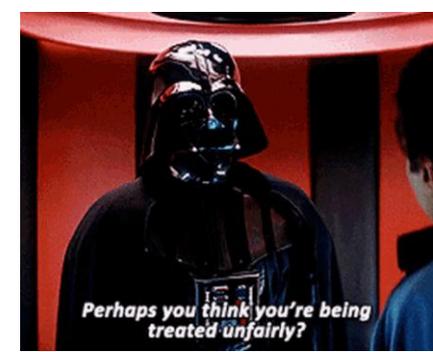
- Limits CAD reappraisal plans approved by the BOD.
- Reappraisal plans are not to include a standard or timeline that limit the chief appraiser's ability to comply with the requirements in Tax Code Section 23.01(a).
- **Status: Filed Without the Governor's Signature, June 22, 2025.**
- **Effective: September 1, 2025.**

HR



SB 2237 (Bettencourt)

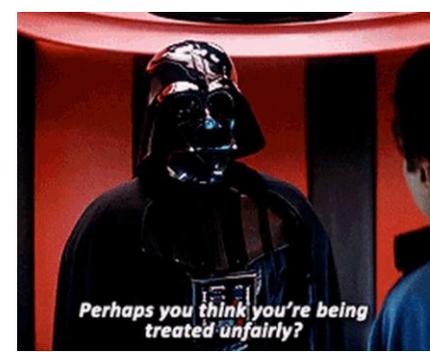
Local Government Code § 180.011



- Limits severance pay for executive employees in political subdivisions.
- A political subdivision that enters into an employment agreement that contains a provision for severance pay with an executive employee **MUST INCLUDE A REQUIREMENT** that severance pay that is paid from tax revenue may not exceed the amount of compensation the executive would have been paid for 20 weeks, excluding paid time off or accrued action leave.
- It also prohibits a provision of severance pay when the executive is terminated for misconduct.
 - Defines "misconduct" to include any act or omission determined by the governing body to be misconduct, including criminal conduct.

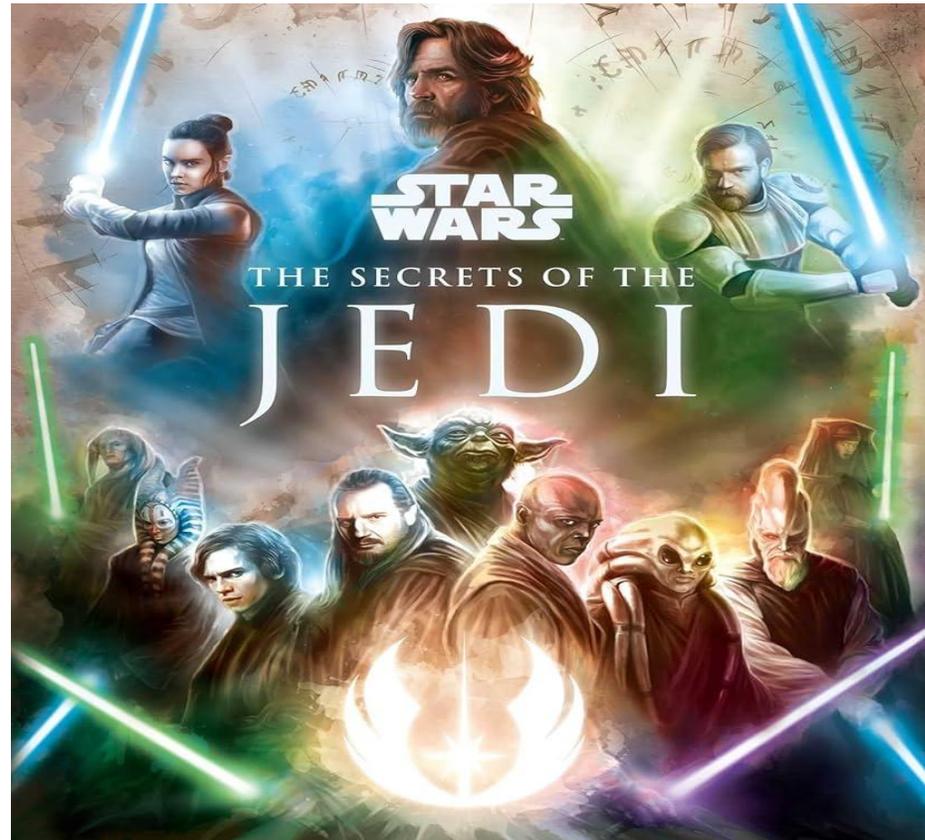
SB 2237 (Bettencourt)

Local Government Code § 180.011



- Identifies who qualifies as an executive employee, including chief executive officers, agency heads, and school district superintendents.
 - **Chief Appraisers !?!**
- **Requires political subdivisions to publicly post severance agreements on their websites.**
 - Believe this applies even to agreements executed before the effective date.
 - Post the severance agreement and not the entire employment agreement?
- Stipulates that courts cannot enforce judgments related to severance if they do not comply with the new regulations.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

CONFIDENTIALITY



SB 2068 (Bettencourt)

Tax Code § 11.48(a)

- Adds to the list of **confidential information**, as per the Tax Code, **that is included in an exemption application submitted to a chief appraiser and is not publicly available.**
- The Bill adds:
 - The name;
 - Age;
 - Home address; OR
 - Home telephone number of a child to this list.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**



SB 370 (Perry)

Tax Code § 25.025(a-1)(1)

- Added a definition of “**family member.**”
- It means a minor child, adult child, spouse, or surviving spouse.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**



SB 370 (Perry)

Tax Code § 25.025(a)(16)



- **Makes confidential the home address of:**
- **Current or former employee of the office of the attorney general and a family member** of the current or former employee home address information confidential.
 - The Bill adds family members of the current / former AG employee to the list of whose home address information is confidential.
- The Bill also removes the requirement that the AG employee must also have been in a division of the AG whose duties involved law enforcement or were performed under Chapter 231, Family Code to qualify.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**



SB 1569 (King)

Tax Code § 25.025(a)(27), (30)-(32)



- **Makes confidential the home address of:**
 - **A member of the governing board** of an institution of higher education or a private or independent institution of higher education (as defined by Education Code § 61.003);
 - **The chancellor or other chief executive officer** of a university system (as defined by Education Code § 61.003);
 - **The president or the other chief executive officer** of an institution of higher education or a private or independent institution of higher education (as defined by Education Code § 61.003).
- The Bill also deletes a duplicate subsection applying protection to a current or former attorney for the Dept. of Family and Protective Services.
 - (a)(27) is struck; (a)(28) is renumbered to (a)(29).
- **Status: Signed by Governor May 24, 2025.**
- **Effective: September 1, 2025.**

SB 2111 (Zaffirini)

Tax Code § 25.025(a)(30), (31)



- Would have added the following to the home address confidentiality list:
- Employees of public defender's offices.
- Employees of a managed assigned counsel program.
- Status: Vetoed by Governor June 22, 2025.
- Effective: -----



SB 2878 (Hughes)

Tax Code §§ 25.025(a)(30)-(33)



- Would have added the following to the home address confidentiality list:
 - Current or former county district clerks or employees of same;
 - Current or former court administrators or employees of same;
 - Current or former employees of the Office of Court Administration; OR
 - Current or former employees of the State Commission on Judicial Conduct.
- **Status: Vetoed by Governor June 22, 2025.**
- **Effective: ---**



SB 973 (Eckhardt)

Tax Code § 25.027(b)



- As you know, certain appraisal record information CANNOT be put on the internet / CAD website.
- This Bill will now allow for the inclusion of the following records on the internet ...
 - An aerial photographs depicting more than one separately owned property (instead of five or more);
 - A street level photograph of only the exterior of a building;
 - A field record or overhead sketch of the property that depicts only:
 - The outline of one or more buildings on the property;
 - The general landscape features of the property, including ponds, pools, and walls; and
 - The dimensions of or distances between the buildings and features depicted.
- **Status: Filed Without the Governor's Signature, June 22, 2025.**
- **Effective: September 1, 2025.**

OPEN GOVERNMENT: Public Information Open Meetings



HB 2520 (Johnson, A.)

Government Code § 551.041



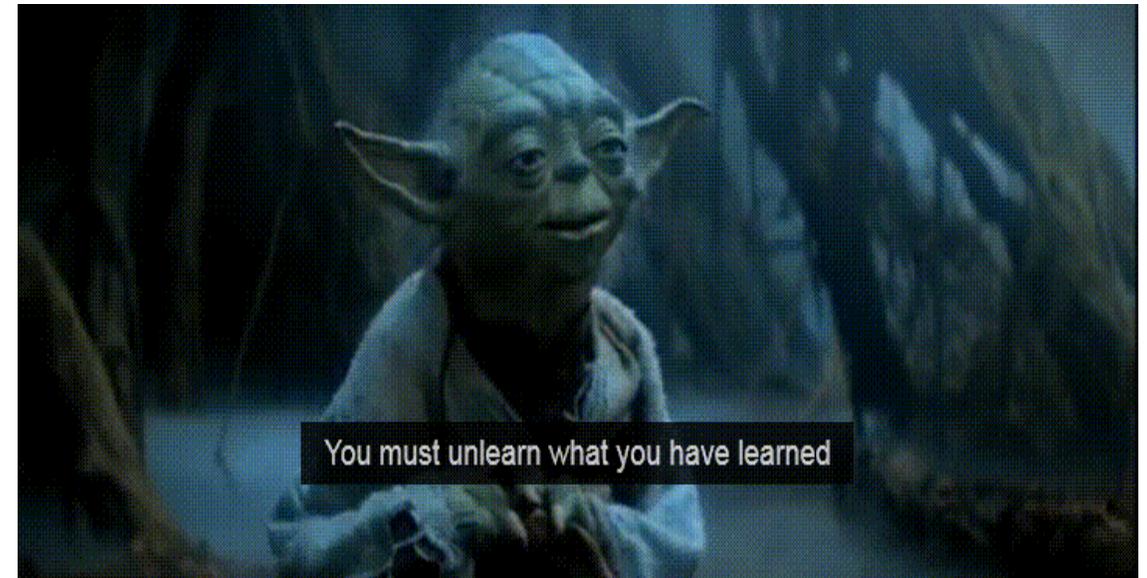
- Would have required open meetings notices to include an agenda that is sufficiently specific to inform the public of each subject to be considered and describe the subject to be discussed in a closed portion of the meeting.
- Public meetings would have been required if the subject discussed in a closed session would have impacted a class or group of employees, including changes in their duties or compensation.
- **Status: Vetoed by Governor June 22, 2025.**
- **Effective: ---**



HB 1522 (Gerdes)

Government Code § 551.043(a)

- Historically when a governmental body (ARB / CAD BOD) has a meeting we know we must post notice at least 72 hours before the time of the meeting.
- **Example:** Your meeting is Thursday at 5 p.m. Count back 72 hours. The deadline to post your notice / agenda was before Monday at 5 p.m.
- **This will no longer be correct on September 1, 2025!**



HB 1522 (Gerdes)

Government Code § 551.043(a)

- **After September 1, 2025** - *with the exception of an emergency meeting* - the notice for a meeting of a governmental body (ARB / CAD BOD) must be posted for at least 3 business days BEFORE the scheduled date!



HB 1522 (Gerdes)

Government Code § 551.043(a)

- Example: Your meeting is for 4 p.m. on Wednesday. Count back 3 business days not including the day of your meeting (Tues., Mon., Fri.) You will need to post your notice / agenda before midnight Thursday.
- Example: Your meeting is for 4 p.m. on Wednesday. Count back 3 business days not including the day of your meeting (Tues., Mon. [assume is MLK Day here], Fri., Thur.) You will need to post your notice / agenda before midnight Wednesday.



HB 1522 (Gerdes)

Government Code § 551.043(c)

- **IF the governmental body will discuss or adopt a budget at its open meeting, it MUST include:**
 - 1) **A physical copy of the budget** with the timely posted meeting notice; **AND**
 - Exception to posting a physical copy of the budget: The governmental body has made the budget clearly accessible on the governmental body's internet website homepage.
 - 2) **A taxpayer impact statement.**
 - This document, which focuses on the median-valued homestead property, will compare the property tax bill in dollars for the current fiscal year with an estimated property tax bill in dollars for the upcoming fiscal year.
 - The comparison will show two scenarios:
 - One if the proposed budget is adopted, and
 - Another if a balanced budget funded at the no-new-revenue tax rate is adopted.
 - This aims to provide a clear comparison of the property tax burden under both proposed and no-new-revenue budgets, increasing transparency for taxpayers.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

HB 1522 (Gerdes)

Government Code § 551.043(c)

- **Taxpayer impact statement.**
 - A taxing unit per Tax Code Section 1.04(12) will need to comply.
 - **“Taxing unit” means** a county, an incorporated city or town (including a home-rule city), a school district, a special district or authority (including a junior college district, a hospital district, a district created by or pursuant to the Water Code, a mosquito control district, a fire prevention district, or a noxious weed control district), or any other political unit of this state, whether created by or pursuant to the constitution or a local, special, or general law, that is authorized to impose and is imposing ad valorem taxes on property even if the governing body of another political unit determines the tax rate for the unit or otherwise governs its affairs.
 - **Exception.** Governing boards of certain higher-education institutions;

HB 1522 (Gerdes)

Government Code § 551.043(c)

- **What about CADs?**

- Appraisal districts prepare and adopt annual operating budgets (Tax Code §6.06 and practice).
 - The district's board, a governing body, holds public hearings and approves the budget.
 - CADs probably need to post a copy of their budget with the notice or online to comply with 551.043(c)(1).
 - But CADs may not necessarily be a "taxing unit" so the TIS may not apply to CADs.
 - Further, CADs do not have the same inputs as other taxing units like a city or county for TIS.
 - Consult with your legal counsel on if TIS applies to your CAD.
 - Taxing units will now be constantly approaching you to help determine the "median-valued homestead property"
- **Status: Signed by Governor June 20, 2025.**
 - **Effective: September 1, 2025.**

HB 3112 (Tepper)

Government Code § 551.0761



- Allows governing bodies to hold closed meetings to deliberate a “cybersecurity” measure policy or contract solely intended to protect a “critical infrastructure facility located in the jurisdiction of the governmental body.
- Specific open records exemptions are also provided in the Bill.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: Immediately Upon Signature of Governor, June 20, 2025.**

SB 1569 (King)

Government Code § 552.117(a)(20), (21), (22)

- Information is excepted from the requirements of Govt. Code § 552.021 if it is information that relates to the home address, home telephone number, emergency contact information, or social security number of:
 - **A member of the governing board** of an institution of higher education or a private or independent institution of higher education (as defined by Education Code § 61.003);
 - **The chancellor or other chief executive officer** of a university system (as defined by Education Code § 61.003);
 - **The president or the other chief executive officer** of an institution of higher education or a private or independent institution of higher education (as defined by Education Code § 61.003).
- **Status: Signed by Governor May 24, 2025.**
- **Effective: September 1, 2025.**



SB 370 (Perry)

Government Code §§ 552.175(a)(7), (20), (c)

- Expands the folks protected from open records disclosures.
- **A current or former employee of the Office of the Attorney General or the family member** of a current or former employee of the OAG will be a person whose personal information, home address, telephone number, etcetera is confidential and exempted from public disclosure under the Public Information Act.
 - A family member is a minor child, adult child, spouse, or surviving spouse.
- **A current or former employee of the public defender's office** will be a person whose personal information, home address, telephone number, etcetera is confidential and exempted from public disclosure under the Public Information Act.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**



SB 370 (Perry)

Government Code §§ 552.1175(a), (b-1), (f), (i)

- **Expanded Applicability:** Amended § 552.1175(a) to add that the provision now also applies to current or former employees of a public defender’s office—in addition to existing categories like peace officers, DA staff, etc.—so their identifying information may be protected.
- **Strict Confidentiality for Submitted Forms:** It introduced a new subsection (b-1), which makes any information included in a form submitted under § 552.1175(b)—and any supplemental info—as confidential and not subject to public disclosure under the Public Information Act.
- **Simplified Redactions:** The amendment to subsection (f) enables a governmental body to redact information required to be withheld under subsections (b) or (b-1) without needing to request an Attorney General decision—streamlining the process.
- **Clarified Definition of “Family Member”:** SB 370 added subsection (i), defining “family member” as a minor child, adult child, spouse, or surviving spouse, aligning the terminology within this section.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

HB 4219 (Capriglione)

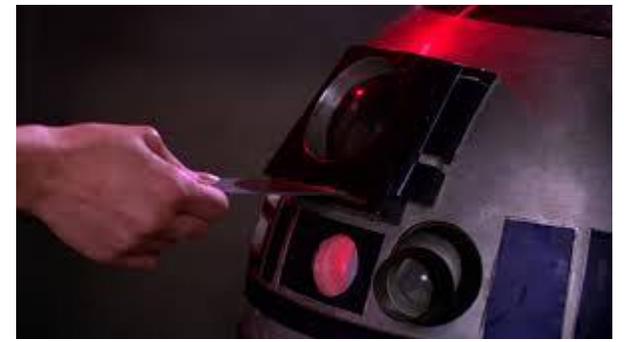
Government Code § 552.221(f), (g)



- **Creates new requirements for nonresponsive requests to open records.**
- If a governmental body determines it has no information responsive to an open records request they must notify the requestor in writing within 10 business days after receiving the request.
- If the governing body has information regarding the request but they are required to withhold the information they must notify the requestor in writing within 10 business days of receiving the request for information is being withheld and identify the specific previous determination that is the basis for it being withheld.
- If a governing body fails to respond to an open records request the Bill allows for complaints to be sent to the attorney general's office.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

HB 4214 (Curry)

Government Code § 552.234(e),(f)

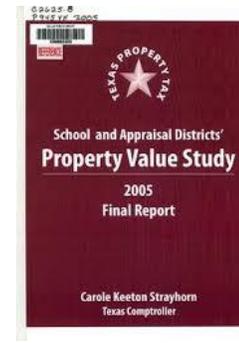


- Not later than October 1 each year, each governmental body shall notify the attorney general of the current mailing address and email address designated by the governmental body for receiving written requests for public information.
- The Bill requires the attorney general to create and maintain a publicly accessible database of those addresses.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: Immediately Upon Signature of Governor, June 20, 2025.**

SPECIAL & MISCELLANEOUS NEW LAWS



HB 4236 (Martinez-Fischer)



- Establishes a study group to critically evaluate the use and effect of the Comptroller's Property Value Study.
- Study group will hold one meeting.
- It will develop recommendations on alternative methods for verifying the valuations of complex properties (Category J) and that those are determined properly.
- Composition of the study group is 6 members. This includes 3 Senators (with a vice-chair) appointed by the Lt. Gov. and 3 House Reps. (with a vice-chair) appointed by the Speaker.
- The study group can request information from the Comptroller, TEA, CADs and taxing units.
- The study group will submit a report to the Legislature by December 1, 2026.
- **Status: Filed without the Governor's Signature, June 20, 2025.**
- **Effective: September 1, 2025. The study group and act expire on January 1, 2027.**

SB 1062 (Kolkhorst)

Government Code §§ 2051.0441(b), (b-1)

- This legislation proposes to define the type of newspaper that must be used for the publication of public notices in Texas.
- The phrasing in Subsection (b) changes from "*The*" to "Except as provided by Subsection (b-1),"
- This indicates a new condition where notices might not have to adhere to the standard newspaper publication requirements.
- **Subsection (b-1) is added in the Bill, allowing governmental entities to publish notices in a digital newspaper instead of a traditional newspaper, provided the digital newspaper meets specific criteria.**
 - Having an audited paid subscriber base;
 - Being in business for at least three years;
 - Employing staff locally;
 - Reporting on local events and governmental activities;
 - Providing news of general interest; and
 - Updating news weekly.
- **Status: Signed by Governor May 19, 2025.**
- **Effective: Immediately Upon Signature of Governor, May 19, 2025.**



SB 1173 (Perry)

Local Government §§ 252.021(a), 252.0215

- Increases the purchasing threshold for goods and services **from \$50,000 to \$100,000** for each 12-month period before competitive procurement is required.
- Will require a municipality, in making an expenditure of more than \$3,000 but **less than \$100,000 (rather than \$50,000)**, to contact at least two historically underutilized businesses on a rotating basis when making expenditures of public money.
- **Status: Filed Without the Governor's Signature, May 29, 2025.**
- **Effective: September 1, 2025.**



HB 2025 (Tepper)

Property Code §§ 12.002(e), 82.051(f)

- Those seeking to file plats after September 1 of a year no longer must attach a tax receipt issued by the collector of each taxing unit (indicating taxes for that year have been paid) to the application or, if the taxes for the current year have not been calculated, a statement from the collector for the taxing unit indicating that the taxes to be imposed by that taxing unit for the current year have not been calculated.
- **Background:**
 - If a person files a plat, replat, or amended plat with the county clerk after September 1 of a year, the person must attach to it a tax receipt issued by each taxing unit with jurisdiction over the property indicating that the taxes imposed by the taxing unit for the current year have been paid OR, if the taxes for the current year have not been calculated, a statement from the taxing unit indicating that the taxes to be imposed for the current year have not been calculated.
 - Problems arose where the taxes were calculated after the person filed the plat but before the county clerk recorded the plat.
 - The county clerk could reject the plat. But, now with the new law ...
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

HB 2011 (Bell)

Property Code § 21.101(a)(4), (5)



- An entity that acquires a property by eminent domain must pay any property taxes owed on the property including during their ownership.
- After the 10th year in which the property is not committed to the public use for which it was condemned, if no progress has been made toward the public use, or the project for which the property was condemned is cancelled, the property is subject to taxation.
- If the entity is billed for the taxes and lets them go delinquent and has not paid them after 3 years, the prior owners or heirs may seek to repurchase the property.
- **Status: Signed by Governor June 20, 2025.**
- **Effective: September 1, 2025.**

FIN

