

The seal of the Texas Comptroller of Public Accounts is a circular emblem. It features a five-pointed star in the center, surrounded by a wreath of olive and oak branches. The words "THE COMPTROLLER" are inscribed along the top arc, and "TEXAS" is at the bottom. The entire seal is rendered in a light orange color against a solid orange background.

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Texas Comptroller
of Public Accounts

Appraisal District Director's Manual

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Tax Code Section 5.05(a) authorizes the Comptroller's office to prepare and issue publications relating to the appraisal of property and the administration of taxes as a public service. By publishing this manual, the Comptroller's office is making available an information resource of a general nature regarding the appraisal of property and the administration of taxes. This publication does not address and is not intended to address all aspects of property appraisal, tax administration or property tax law. The information contained in this publication neither constitutes nor serves as a substitute for legal advice. Pursuant to Tax Code Section 5.041(f), the Comptroller's office may not advise a property owner, a property owner's agent or the appraisal district on a protest matter. Questions regarding property appraisal, tax administration, the meaning or interpretation of statutes, legal requirements and other similar matters should, as appropriate or necessary, be directed to an attorney or other appropriate counsel.

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Introduction

Appraisal districts are responsible for appraising property in the district for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes on property in the district.¹ An appraisal district is established in each county and has the same boundaries as the county's boundaries.² An appraisal district is a political subdivision of the state that is governed by a board of directors.³

Common abbreviations and terms used in this manual are:

ARB – appraisal review board

CAD – county appraisal district

TAC – tax assessor-collector

TDLR – Texas Department of Licensing and Regulation

Voting taxing units – taxing units that are entitled to vote on the appointment of members to the board of directors.

¹ Tex. Tax Code §6.01(b)

² Tex. Tax Code §§6.01(a) and 6.02(a)

³ Tex. Tax Code §§6.01(c) and 6.03(a)

Governance

Composition of Board of Directors

The board of directors is composed of five members.⁴ The number of directors can be increased up to 13 by action of the board of directors.⁵ However, in most cases, the board of directors may not make this change if a voting taxing unit adopts a resolution opposing the change.⁶

Taxing units participating in the CAD may increase the number of directors up to 13 members if three-fourths of voting taxing units adopt resolutions.⁷ A change is not valid if it reduces the voting entitlement of one or more taxing units (unless the taxing unit adopts one of two specified resolutions) or if it expands the types of taxing units that are entitled to vote on the appointment of directors.⁸

The county TAC is a nonvoting director, if not appointed as a voting director.⁹ If a commissioner's court of the county enters into a contract for assessment and collections under Tax Code Section 6.24(b) or if the CAD board of directors enters into a contract for appraisal under Tax Code Section 6.05(b), then the county TAC is ineligible to serve on the board of directors.¹⁰

Board members may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties.¹¹ This reimbursement is as provided by the budget adopted the board of directors.¹²



Appointment, Eligibility and Terms

Appointment: Taxing units—counties, cities/towns, school districts, junior colleges and certain conservation and reclamation districts—select directors in the fall of odd-numbered years.¹³ Conservation and reclamation districts may participate in this process if at least one conservation and reclamation district in the CAD delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year.¹⁴ On request, the chief appraiser must certify all eligible conservation and reclamation districts that are imposing taxes and that participate in the CAD by June 15.¹⁵

The board of directors is selected by appointment; it is not an election governed by the Texas Election Code.¹⁶ The method or procedure for appointing members can be changed by the board of directors or by three-fourths of the voting taxing units acting through resolutions.¹⁷

The voting entitlement of a taxing unit is determined by a calculation that takes into account a taxing unit's share of the total dollar amount of property taxes imposed in the CAD.¹⁸ The chief appraiser makes this calculation for each taxing unit (other than conservation and reclamation districts) and delivers written notice before Oct. 1 of each odd-numbered year of the number of votes to which each taxing unit is entitled.¹⁹ Each taxing unit (other than a conservation and reclamation district)

⁴ Tex. Tax Code §6.03(a)

⁵ Tex. Tax Code §6.031(a)

⁶ Tex. Tax Code §6.031(a)

⁷ Tex. Tax Code §6.031(b)

⁸ Tex. Tax Code §6.031(b)

⁹ Tex. Tax Code §6.03(a)

¹⁰ Tex. Tax Code §6.03(a)

¹¹ Tex. Tax Code §6.04(c)

¹² Tex. Tax Code §6.04(c)

¹³ Tex. Tax Code §6.03

¹⁴ Tex. Tax Code §6.03(c)

¹⁵ Tex. Tax Code §6.03(c)

¹⁶ Tex. Att'y Gen. Op. JM-166 (1984)

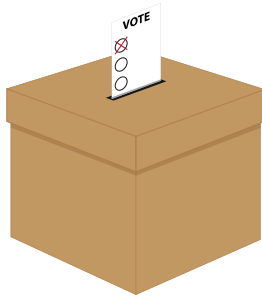
¹⁷ Tex. Tax Code §6.031(a) and (b)

¹⁸ Tex. Tax Code §6.03(d)

¹⁹ Tex. Tax Code §6.03(e)

that is entitled to vote may submit to the chief appraiser one nominee for each position to be filled before Oct. 15.²⁰

The chief appraiser also must calculate the number of votes that an eligible conservation and reclamation district is entitled to and must deliver before July 1 of each odd-numbered year, a written notice to the district of its voting entitlement and right to nominate one candidate for director.²¹ All eligible conservation and reclamation districts must submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year.²² Before Aug. 1, the chief appraiser must prepare a nominating ballot listing all the nominees of conservation and reclamation districts and deliver a ballot to the presiding officer of the board of directors of each district.²³ The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.²⁴ The winning nominee of the conservation and reclamation districts in the CAD becomes a nominee for CAD director.²⁵



The chief appraiser must prepare a ballot before Oct. 30 with candidates whose names were timely submitted, including the nominee of conservation and reclamation districts if applicable.²⁶ Each taxing unit entitled to vote must determine its vote by resolution and submit it to the chief appraiser before Dec.

15.²⁷ The five candidates who receive the largest cumulative vote totals become the board of directors.²⁸ The chief appraiser announces the new directors before Dec. 31.²⁹ Ties must be resolved by the chief appraiser by any method of chance.³⁰

Both the board of directors and taxing units may propose to change the method or procedure for appointing directors.³¹ If the board of directors makes the proposal, then a voting

taxing unit may veto the proposal by filing a resolution before Sept. 1.³² If a participating taxing unit proposes a change, the change is adopted if three-fourths of the voting taxing units adopt resolutions providing for the change.³³ A resolution to change the method or procedure for appointing directors must be filed with the chief appraiser after June 30 and before Oct. 1 of a year in which members are appointed, or the resolution is ineffective.³⁴

Throughout the selection process, the Tax Code specifies dates for action by the chief appraiser and the taxing units. The dates provided in Tax Code Section 6.03(f) and (g) are directory and not mandatory.³⁵ However, the advice of legal counsel should be obtained in such situations.

Eligibility: To be eligible to serve on a board of directors, an individual must be a resident of the CAD and must have resided in the CAD for at least two years immediately preceding the date of taking office.³⁶ This residency requirement does not apply to a county TAC serving as a nonvoting director.³⁷

An employee of a taxing unit that participates in the CAD is not eligible to serve on the board of directors, unless that individual also is a member of the governing body of the taxing unit or an elected official of a taxing unit.³⁸ Membership on the governing body of a taxing unit does not make an otherwise eligible individual ineligible to serve on the board of directors.³⁹

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors.⁴⁰ The person is ineligible if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.⁴¹ This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.⁴²

²⁰ Tex. Tax Code §6.03(g)

²¹ Tex. Tax Code §6.03(f) and (h)

²² Tex. Tax Code §6.03(h)

²³ Tex. Tax Code §6.03(h)

²⁴ Tex. Tax Code §6.03(h)

²⁵ Tex. Tax Code §6.03(h)

²⁶ Tex. Tax Code §6.03(j)

²⁷ Tex. Tax Code §6.03(k)

²⁸ Tex. Tax Code §6.03(k)

²⁹ Tex. Tax Code §6.03(k)

³⁰ Tex. Tax Code §6.03(k)

³¹ Tex. Tax Code §6.031(a) and (b)

³² Tex. Tax Code §6.031(a)

³³ Tex. Tax Code §6.031(b)

³⁴ Tex. Tax Code §6.031(c)

³⁵ Tex. Att'y Gen. Op. JM-166 (1984)

³⁶ Tex. Tax Code §6.03(a)

³⁷ Tex. Tax Code §6.03(a)

³⁸ Tex. Tax Code §6.03(a)

³⁹ Tex. Tax Code §6.03(a)

⁴⁰ Tex. Tax Code §6.035(a)(2)

⁴¹ Tex. Tax Code §6.035(a)(2)

⁴² Tex. Tax Code §6.035(a)(2)

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
By Consanguinity • Parents • Children By Affinity • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	By Consanguinity • Grandparents • Grandchildren • Brothers & sisters By Affinity • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	By Consanguinity • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles By Affinity • No prohibitions

A person who has appraised property for compensation for use in proceedings or represented property owners for compensation in proceedings in the CAD at any time within the preceding three years is ineligible to serve on the board of directors.⁴³

A person is ineligible to serve on the board of directors if the individual is related within the second degree of consanguinity (blood) or affinity (marriage) to the following:

- an appraiser who appraises property for use in a proceeding under the Tax Code; or
- a person who represents property owners for compensation in proceedings under the Tax Code in the CAD.⁴⁴

A director who continues to hold office knowing he or she is related in this manner to the above named persons commits a Class B misdemeanor offense.⁴⁵

An individual is not eligible to be appointed to or to serve on the board of directors if an individual has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD.⁴⁶ This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity

governed by the Tax Code.⁴⁷ A CAD may not enter into a contract with a board member or with a business entity in which a board member has a substantial interest.⁴⁸ A taxing unit may not enter into a contract relating to the performance of an activity governed by the Tax Code with a board member in which the taxing unit participates or with a business entity in which a board member has a substantial interest.⁴⁹

An individual has substantial interest in a business entity if:

- the combined ownership of the director and the director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- the director or director's spouse is a partner, limited partner or officer of the business entity.⁵⁰



Term of Office and Vacancy: CAD directors serve two-year terms.⁵¹ Each term begins on Jan. 1 of an even-numbered year.⁵² The two-year term of office does not apply to the county TAC who serves as a nonvoting director.⁵³

⁴³ Tex. Tax Code §6.035(a-1)

⁴⁴ Tex. Tax Code §6.035(a)(1)

⁴⁵ Tex. Tax Code §6.035(b)

⁴⁶ Tex. Tax Code §6.036(a)

⁴⁷ Tex. Tax Code §6.036(a)

⁴⁸ Tex. Tax Code §6.036(b)

⁴⁹ Tex. Tax Code §6.036(c)

⁵⁰ Tex. Tax Code §6.036(d)

⁵¹ Tex. Tax Code §6.03(b)

⁵² Tex. Tax Code §6.03(b)

⁵³ Tex. Tax Code §6.03(b)

Voting taxing units may adopt staggered one and two-year terms.⁵⁴ To adopt staggered terms, taxing units must take two actions.⁵⁵ First, at least three-fourths of the voting taxing units are required to adopt resolutions for staggered terms.⁵⁶ Second, the voting taxing units must have changed the method for appointing members to end cumulative voting (casting all or part of the votes to which the taxing unit is entitled). These two actions may be proposed concurrently.⁵⁷

A resolution proposing staggered terms must be filed with the chief appraiser after June 30 and before Oct. 1.⁵⁸ If the chief appraiser determines that enough taxing units filed valid resolutions, he or she must notify all taxing units of the change before Oct. 10.⁵⁹ Staggered terms take effect on Jan. 1 of the next even-numbered year.⁶⁰ To start staggering terms, all members are appointed for that year without regard to staggered terms.⁶¹ At the earliest practical date after Jan. 1, the board determines by lot which of its members will serve one- and two-year terms.⁶²

Boards with an even number of members divide the one- and two-year terms in half. Boards with an odd number of members must have one more member with a two-year term than members with one-year terms.⁶³ For example, a six-member board would choose three members to serve one-year terms. A five-member board would choose two.

For each director's term that expires on Jan. 1, the CAD must annually appoint directors for a term that begins on that Jan. 1.⁶⁴

Staggered terms may be rescinded by resolution of a majority of voting taxing units.⁶⁵ The resolution must be adopted and filed with the chief appraiser after June 30 and before Oct. 1 of odd-numbered years.⁶⁶ After a valid rescission, the terms of all current members expire on the next Jan. 1, even if a member

will have only served one year of a two-year term.⁶⁷ The entire board will be appointed for two-year terms on that date.⁶⁸ Staggered terms are automatically rescinded if the CAD makes a change in the method of appointing board members that results in a method of using cumulative voting.⁶⁹



If a vacancy occurs on the board, each voting taxing unit nominates by resolution a candidate to fill the vacancy.⁷⁰ Within 45 days after receiving notice from the board of directors

that a vacancy exists, a taxing unit must submit the nomination to the chief appraiser.⁷¹ The chief appraiser delivers a list of the nominees to the directors within the next five days.⁷² Directors select by majority vote one of the nominees to fill the vacancy.⁷³ If a vacancy occurs for a board with staggered terms, the vacancy is filled by appointment of the voting taxing unit that nominated the person whose departure caused the vacancy.⁷⁴

Conflicts of Interest

Board members are subject to conflict of interest provisions in law, including Tax Code Section 6.036 which excludes certain individuals from serving on the board of directors. Local Government Code Chapter 171 applies to all local officials, including boards of directors of CADs. Local Government Code Chapter 176 applies to officers of political subdivisions of the state.⁷⁵

For more information, see the Texas Ethics Commission's conflict of interest forms at ethics.state.tx.us/forms/conflict.

Ex Parte Communications

A board member commits a Class C misdemeanor offense if the member directly or indirectly communicates with the chief appraiser on any matter relating to the appraisal of property by the CAD.⁷⁶ However, this type of communication is allowed in:

⁵⁴ Tex. Tax Code §6.034(a)

⁵⁵ Tex. Tax Code §6.034(a)

⁵⁶ Tex. Tax Code §6.034(a)

⁵⁷ Tex. Tax Code §6.034(a)

⁵⁸ Tex. Tax Code §6.034(b)

⁵⁹ Tex. Tax Code §6.034(c)

⁶⁰ Tex. Tax Code §6.034(d)

⁶¹ Tex. Tax Code §6.034(d)

⁶² Tex. Tax Code §6.034(d)

⁶³ Tex. Tax Code §6.034(d)

⁶⁴ Tex. Tax Code §6.034(e)

⁶⁵ Tex. Tax Code §6.034(g)

⁶⁶ Tex. Tax Code §6.034(g)

⁶⁷ Tex. Tax Code §6.034(g)

⁶⁸ Tex. Tax Code §6.034(g)

⁶⁹ Tex. Tax Code §6.034(h)

⁷⁰ Tex. Tax Code §6.03(l)

⁷¹ Tex. Tax Code §6.03(l)

⁷² Tex. Tax Code §6.03(l)

⁷³ Tex. Tax Code §6.03(l)

⁷⁴ Tex. Tax Code §6.034(i)

⁷⁵ Tex. Local Government Code §171.001(1) and §176.001(3) and (4)

⁷⁶ Tex. Tax Code §6.15(a) and (d)

- an open meeting of the CAD board of directors or another public forum; or
- a closed meeting of the board of directors held to consult with its attorney about pending litigation, at which the chief appraiser's presence is necessary for full communication between the board and its attorney.⁷⁷

These ex parte communication provisions do not apply to a routine communication between the chief appraiser and the county TAC relating to the administration of an appraisal roll, including a communication made in connection with the certification, correction or collection of an account.⁷⁸ This exception applies regardless of whether the county TAC was appointed to the board of directors or serves as a nonvoting director.⁷⁹

These ex parte communication provisions do not prohibit a CAD board member from transmitting in writing to a chief appraiser, without comment, a complaint by a property owner or taxing unit about the appraisal of a specific property.⁸⁰

Oath of Office



The Texas Constitution requires all elected and appointed officers to sign an anti-bribery statement and take an oath of office before beginning the duties of the office.⁸¹

The constitutionally prescribed anti-bribery statement is located on the Secretary of State's website as Form 2201 at sos.state.tx.us/statdoc/forms/2201.pdf. A director signs this statement before the oath of office is administered.⁸² Directors should retain the statement in the official records of the appraisal district.⁸³

The official oath of office is found on the Secretary of State's website as Form 2204 at sos.state.tx.us/statdoc/forms/2204.pdf.

Recalling a Director

A taxing unit may ask for the recall of any director the taxing unit voted for in the appointment process.⁸⁴ A recall starts when a taxing unit files a resolution with the chief appraiser stating that the taxing unit is calling for the recall of a named member.⁸⁵ Within 10 days after a taxing unit files a recall resolution, the chief appraiser must give written notice of the filing of the resolution to the presiding officer of each voting taxing unit.⁸⁶

Only the taxing units that voted for the member may vote.⁸⁷ A recall-voting taxing unit has the same number of votes in the recall that it cast in appointing the board member.⁸⁸ A taxing unit votes by submitting a resolution to the chief appraiser on or before the 30th day after the recall resolution is filed.⁸⁹

Not later than the 10th day after the last day for voting in favor of the recall, the chief appraiser must count the casted votes.⁹⁰ A director is recalled if the number of votes cast in favor of recall equals or exceeds a majority of the votes cast appointing the board member.⁹¹ The chief appraiser must immediately notify in writing the presiding officer of the board of directors and the governing body of each recall-voting taxing unit of the results.⁹² If the chair is the subject of the recall, the board secretary shall also be notified.⁹³

After a recall, the director's vacancy is filled by the recall-voting taxing units appointing a new board member.⁹⁴ Each recall-voting taxing unit may nominate by resolution one candidate and is entitled to the same number of votes it originally cast to appoint the recalled member.⁹⁵

On or before the 15th day after the last day nominations must be submitted, the chief appraiser must prepare a ballot and deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote to fill

⁷⁷ Tex. Tax Code §6.15(a)

⁷⁸ Tex. Tax Code §6.15(c)

⁷⁹ Tex. Tax Code §6.15(c)

⁸⁰ Tex. Tax Code §6.15(c)

⁸¹ Tex. Const. XVI, §1(a) and (b)

⁸² Tex. Const. XVI, §1

⁸³ Tex. Const. XVI, §1(c)

⁸⁴ Tex. Tax Code §6.033(a)

⁸⁵ Tex. Tax Code §6.033(a)

⁸⁶ Tex. Tax Code §6.033(a)

⁸⁷ Tex. Tax Code §6.033(b)

⁸⁸ Tex. Tax Code §6.033(b)

⁸⁹ Tex. Tax Code §6.033(b)

⁹⁰ Tex. Tax Code §6.033(c)

⁹¹ Tex. Tax Code §6.033(c)

⁹² Tex. Tax Code §6.033(c)

⁹³ Tex. Tax Code §6.033(c)

⁹⁴ Tex. Tax Code §6.033(d)

⁹⁵ Tex. Tax Code §6.033(d)

the vacancy.⁹⁶ A taxing unit determines its vote by resolution and submits it to the chief appraiser.⁹⁷ The chief appraiser counts the votes on or before the 15th day after the last day on which a taxing unit may vote, declares the winner who received the largest vote total and notifies the chair of the board of directors, each taxing unit and the candidates.⁹⁸ The chief appraiser must resolve a tie vote by any method of chance.⁹⁹

If the board of directors is appointed by another method or procedure adopted under Tax Code Section 6.031, the taxing units that voted for or participated in the appointment of the director may recall him or her and appoint a new director by any method adopted by resolution of a majority of recall-voting taxing units.¹⁰⁰ If the appointment was by election, the method of recall and appointing a new director to the vacancy is not valid unless it provides that each taxing unit is entitled to the same number of votes it cast for the member being recalled.¹⁰¹

⁹⁶ Tex. Tax Code §6.033(d)

⁹⁷ Tex. Tax Code §6.033(d)

⁹⁸ Tex. Tax Code §6.033(d)

⁹⁹ Tex. Tax Code §6.033(d)

¹⁰⁰ Tex. Tax Code §6.033(e)

¹⁰¹ Tex. Tax Code §6.033(e)

Board Duties, Authority and Policies

A board of directors has required duties and authority under the Tax Code. Other additional duties and authority are provided for in other law. Consult an attorney regarding all legal duties and authority.

Primary Duties

The following is a nonexclusive list of the primary responsibilities of the board of directors under the Tax Code:

Establish the appraisal district office;¹⁰²

Hire a chief appraiser;¹⁰³

Adopt the CAD's annual operating budget before Sept. 15 after fulfilling notice requirements and holding a public hearing;¹⁰⁴

Adopt a new budget within 30 days after a budget is disapproved by voting taxing units;¹⁰⁵

Appoint appraisal review board (ARB) members in counties with a population of less than 120,000;¹⁰⁶

Notify taxing units of any vacancy on the board and elect by majority vote of members one of the submitted nominees;¹⁰⁷

Elect from members a chair and secretary at the first meeting of the calendar year;¹⁰⁸

Have board meetings at least once each calendar quarter;¹⁰⁹

Develop and implement policies regarding reasonable access to the board;¹¹⁰

Prepare information describing the board's functions and complaint procedures; the information must be made available to the public and the appropriate taxing units;¹¹¹

Notify parties to a complaint filed with the board of the status of the complaint unless otherwise provided;¹¹²

Appoint a taxpayer liaison officer (in counties having a population of over 120,000);¹¹³

Biennially develop a written plan for the periodic reappraisal of all property in the CAD's boundaries, hold a public hearing with the required notice, approve a plan by Sept. 15 of each even-numbered year and distribute copies to participating taxing units and to the Comptroller's office as required;¹¹⁴

Make an agreement with newly formed taxing unit's governing body on an estimated budget allocation for the new taxing unit;¹¹⁵

Have prepared an annual financial audit conducted by an independent certified public accountant and deliver a copy of the audit to each voting taxing unit and make available for inspection at the CAD office;¹¹⁶

Designate the CAD depository at least once every two years;¹¹⁷

Receive taxing units' resolutions disapproving board actions;¹¹⁸

Adhere to requirements regarding purchasing and contracting under Local Government Code Chapter 252;¹¹⁹

Provide advice and consent to the chief appraiser concerning the appointment of an agricultural appraisal advisory board and determine the number of members on that advisory board;¹²⁰

Adhere to laws concerning the preservation, microfilming, destruction or other disposition of records; and¹²¹

Adopt and implement a policy for the temporary replacement of an ARB member who violates ex-parte communication requirements.¹²²

¹⁰² Tex. Tax Code §6.05(a)

¹⁰³ Tex. Tax Code §6.05(c)

¹⁰⁴ Tex. Tax Code §6.06(b)

¹⁰⁵ Tex. Tax Code §6.06(b)

¹⁰⁶ Tex. Tax Code §§6.41(d) and (d-1)

¹⁰⁷ Tex. Tax Code §6.03(l)

¹⁰⁸ Tex. Tax Code §6.04(a)

¹⁰⁹ Tex. Tax Code §6.04(b)

¹¹⁰ Tex. Tax Code §6.04(d) and (e)

¹¹¹ Tex. Tax Code §6.04(f)

¹¹² Tex. Tax Code §6.04(g)

¹¹³ Tex. Tax Code §6.052(a)

¹¹⁴ Tex. Tax Code §6.05(i)

¹¹⁵ Tex. Tax Code §6.06(h)

¹¹⁶ Tex. Tax Code §6.063(a) and (b)

¹¹⁷ Tex. Tax Code §6.09

¹¹⁸ Tex. Tax Code §6.10

¹¹⁹ Tex. Tax Code §6.11

¹²⁰ Tex. Tax Code §6.12(a)

¹²¹ Tex. Tax Code §6.13

¹²² Tex. Tax Code §41.66(g)

Statutory Authority

Tax Code Chapter 6 contains much of the statutory authority for boards of directors. The following is a non-exclusive list of boards' authority:

Provide for the operation of a consolidated CAD by interlocal contract between two or more adjoining CADs;¹²³

Change the number of directors or method of selecting directors, or both, unless any of the voting taxing units oppose the change;¹²⁴

Have board meetings at any time at the call of the chair or as provided by board rule;¹²⁵

Contract with another CAD or with a taxing unit in the CAD to perform the duties of the appraisal district office;¹²⁶

Prescribe, by resolution, specified actions of the chief appraiser relating to CAD finances or administration that are subject to board approval;¹²⁷

Employ a general counsel to the CAD to serve at the will of the board;¹²⁸

Purchase or lease real property and construct improvements necessary to establish and operate an appraisal district office or branch office;¹²⁹

Convey real property owned by the CAD;¹³⁰

Amend the approved operating budget after giving notice to participating taxing units not later than the 30th day before the date the board acts on the proposed amendment;¹³¹

Authorize the chief appraiser to disburse CAD funds;¹³²

Change the CAD's method of financing unless any participating taxing unit opposes the change;¹³³

Contract with the governing body of a taxing unit or county to assess and collect taxes through the Interlocal Cooperation Act;¹³⁴

Change the number of ARB members; and¹³⁵

Appoint auxiliary ARB members and select the number of auxiliary members by resolution, except in certain counties.¹³⁶

The Tax Code also provides certain statutory authority to the board of directors outside of Chapter 6, including authorizing a board of directors to approve the chief appraiser to contract with private appraisal firms to perform appraisal services under Tax Code Section 25.01(b). On written approval of the board of directors, a chief appraiser is entitled to appeal certain ARB orders to district court as provided by Tax Code Section 42.02.

Limited Appraisal Authority

The board's appraisal authority is limited. The board does not appraise property or review values on individual properties. The law assigns these tasks to the chief appraiser and the ARB, respectively. The board of directors does have the authority to give written approval for a chief appraiser to appeal certain ARB orders in court.¹³⁷

The board has authority over appraisal policy through the following duties and authority:

- duty to develop biennially a written plan for periodic reappraisal;¹³⁸
- duty to adopt an operating budget to reflect the board's decisions on handling appraisals;¹³⁹
- authority to contract with another CAD or with a taxing unit in the CAD to perform the duties of the appraisal district's office; and¹⁴⁰
- authority to approve the chief appraiser to contract with private appraisal firms to perform appraisal services.¹⁴¹

Meetings



At the board of directors' first meeting each calendar year, the board must

elect from its members a chair and a secretary.¹⁴² A nonvoting TAC may serve as chair or secretary.¹⁴³ A majority of the CAD board of directors constitutes a quorum.¹⁴⁴ A TAC who is a

¹²³ Tex. Tax Code §6.02

¹²⁴ Tex. Tax Code §6.031(a)

¹²⁵ Tex. Tax Code §6.04(b)

¹²⁶ Tex. Tax Code §6.05(b)

¹²⁷ Tex. Tax Code §6.05(h)

¹²⁸ Tex. Tax Code §6.05(j)

¹²⁹ Tex. Tax Code §6.051(a)

¹³⁰ Tex. Tax Code §6.051(c)

¹³¹ Tex. Tax Code §6.06(c)

¹³² Tex. Tax Code §6.06(f)

¹³³ Tex. Tax Code §6.061(a)

¹³⁴ Tex. Tax Code §6.24(a) and (b)

¹³⁵ Tex. Tax Code §6.41(b)

¹³⁶ Tex. Tax Code §6.414

¹³⁷ Tex. Tax Code §42.02(a) and (c)

¹³⁸ Tex. Tax Code §6.05(i)

¹³⁹ Tex. Tax Code §6.06(b)

¹⁴⁰ Tex. Tax Code §6.05(b)

¹⁴¹ Tex. Tax Code §25.01(b)

¹⁴² Tex. Tax Code §6.04(a)

¹⁴³ Tex. Att'y Gen. Op. JC-0580 (2002)

¹⁴⁴ Tex. Tax Code §6.04

nonvoting member is counted in determining the presence of a quorum.¹⁴⁵

The board may meet at any time at the call of the chair or as provided by board rule.¹⁴⁶ However, the board must meet at least once each calendar quarter.¹⁴⁷

The board must provide reasonable time at meetings for public comment on CAD and ARB policies and procedures and allow a reasonable amount of time for a taxpayer liaison officer's report if applicable.¹⁴⁸

Disapproval of Board Actions

At times, the board of directors may take an action with which the majority of voting taxing units may disagree. Under Tax Code Section 6.10, a majority of voting taxing units may veto any action by the board of directors.¹⁴⁹ This disapproval power under Tax Code Section 6.10 does not apply to the adoption of the budget by the board.¹⁵⁰

To veto a board action other than the budget, the governing bodies of a majority of voting taxing units must adopt resolutions disapproving the action.¹⁵¹ The voting taxing units must file the resolutions with the board's secretary within 15 days after the action is taken.¹⁵² The board action is revoked effective the day after the day on which the required number of resolutions is filed.¹⁵³

For voting taxing units to disapprove the CAD budget, a majority of the taxing units must file a resolution with the board's secretary within 30 days after the budget is adopted.¹⁵⁴

Written Policies

Through its policies, the board determines the CAD's goals and operates as the decision-making body of the CAD. While the Tax Code requires boards of directors to develop written

policies on certain issues, a written policy covering all operational aspects of CAD operations should be considered.

Written procedures and policies are good management tools. A policy manual allows the board to make important decisions carefully and in advance, rather than in response to crisis situations. They permit the CAD's operations to continue uninterrupted if key employees leave. A policy manual also helps educate the public and others about CAD operations.

Examples of policies of boards of directors can be found at comptroller.texas.gov/taxes/property-tax/board-policies/index.php.

Required Policies



State law requires the board to have written policies on specific issues. The board must:

- develop and implement policies that provide the public with reasonable opportunity to appear before the board to speak on any issue under the board's jurisdiction;¹⁵⁵
- prepare and maintain a written plan that describes how a non-English speaking person or a person who has a physical, mental or developmental disability may be provided reasonable access to the board; and¹⁵⁶
- prepare information of public interest describing the board's functions and procedures to file complaints and how complaints are resolved by the board.¹⁵⁷

The board must biennially develop a written reappraisal plan for the periodic reappraisal of all property in the CAD's boundaries by Sept. 15 of each even-numbered year.¹⁵⁸ The plan is required to comply with Tax Code Section 25.18.¹⁵⁹ Certain activities are required to be conducted in the reappraisal of all real and personal property located in the CAD at least once every three years.¹⁶⁰ In summary, those activities are the following:

- identifying properties by physical inspection or other reliable means of identification (such as deeds or other legal

¹⁴⁵ Tex. Att'y Gen. Op. JC-0580 (2002)

¹⁴⁶ Tex. Tax Code §6.04(b)

¹⁴⁷ Tex. Tax Code §6.04(b)

¹⁴⁸ Tex. Tax Code §6.04(d)

¹⁴⁹ Tex. Tax Code §6.10

¹⁵⁰ Tex. Tax Code §6.10

¹⁵¹ Tex. Tax Code §6.10

¹⁵² Tex. Tax Code §6.10

¹⁵³ Tex. Tax Code §6.10

¹⁵⁴ Tex. Tax Code §6.06(b)

¹⁵⁵ Tex. Tax Code §6.04(d)

¹⁵⁶ Tex. Tax Code §6.04(e)

¹⁵⁷ Tex. Tax Code §6.04(f)

¹⁵⁸ Tex. Tax Code §6.05(i)

¹⁵⁹ Tex. Tax Code §6.05(i)

¹⁶⁰ Tex. Tax Code §25.18(b)

documentation, aerial or land-based photographs, surveys, maps and sketches);

- identifying and updating property characteristics;
- defining market areas;
- identifying property characteristics affecting value in market areas (such as location and market area of property, physical attributes of property, legal and economic attributes and legal restrictions);
- developing an appraisal model that reflects the relationship among property characteristics affecting value in each market area and determines the contribution of individual property characteristics;
- applying the conclusions from the model to the characteristics of individual properties; and
- reviewing the appraisal results to determine value.¹⁶¹

Tax Code Section 23.01(b) provides that if a CAD determines the appraised value of a property using mass appraisal standards, those standards must comply with the Uniform Standards of Professional Appraisal Practice.

The board of directors must hold a public hearing to consider the proposed plan and provide written notice to each participating taxing unit of the hearing not later than the 10th day before the hearing.¹⁶² After holding the public hearing and approving a plan by Sept. 15 of each even-numbered year, the board of directors must distribute copies of the plan to the participating taxing units and to the Comptroller's office within 60 days of the approval date.¹⁶³

The board of directors may include language in the reappraisal plan to give the chief appraiser discretion to make limited changes, especially as they relate to the work plan or schedule of appraisal activities, without the need for additional board approval or plan amendment. This limited authority would allow the chief appraiser to make timeline adjustments to meet staffing needs or to address other management issues.

In order to ensure timely compliance with the reappraisal plan, the board of directors should consider conducting an annual review of plan implementation. Attention to completion of tasks according to the appraisal work plan or schedule should be given, along with completion of reappraisal activities for all identified market areas.

If the plan requires revision because of staff reductions, changes in market areas, unexpected circumstances, or any other reason deemed appropriate by the board of directors, it may be amended by official action, without the board of directors conducting another public hearing. Copies of the amended reappraisal plan should be distributed to the participating taxing units and the Comptroller's office.

A CAD board of directors also must adopt and implement a policy for the temporary replacement of an ARB member who has communicated with another person in violation of ex parte communication provisions.¹⁶⁴ An ARB member may not communicate with another person concerning the evidence, argument, facts, merits or any other matters related to an owner's protest, except during the hearing on the protest.¹⁶⁵ An ARB member also may not communicate with another person concerning a property that is the subject of the protest, except during a hearing on another protest or other proceeding before the board at which the property is compared to other property or used in a sample of properties.¹⁶⁶

¹⁶¹ Tex. Tax Code §25.18(b)

¹⁶² Tex. Tax Code §6.05(i)

¹⁶³ Tex. Tax Code §6.05(i)

¹⁶⁴ Tex. Tax Code §41.66(g)

¹⁶⁵ Tex. Tax Code §41.66(f)

¹⁶⁶ Tex. Tax Code §41.66(f)

Appointing the Chief Appraiser

The chief appraiser is the chief administrator of the CAD.¹⁶⁷ The chief appraiser is generally appointed by and serves at the pleasure of the CAD board of directors;¹⁶⁸ however, the Comptroller's office may appoint a chief appraiser in certain circumstances. If a taxing unit performs the duties of the CAD pursuant to a contract, the assessor for the taxing unit is the chief appraiser.¹⁶⁹

Qualifications

To be eligible to serve as a chief appraiser, a person must hold one of the following professional designations:

- Registered Professional Appraiser (RPA) from TDLR;
- MAI from the Appraisal Institute;
- Assessment Administration Specialist from the International Association of Assessing Officers (IAAO);
- Certified Assessment Evaluator from IAAO; or
- Residential Evaluation Specialist from IAAO.¹⁷⁰

A chief appraiser with a professional designation other than an RPA, must become certified with TDLR as an RPA within five years of appointment as chief appraiser.¹⁷¹

A person may not serve as a chief appraiser unless the person has completed the chief appraiser training program prescribed by Occupations Code Section 1151.164.¹⁷² This does not apply to a county TAC who serves as a chief appraiser.¹⁷³ It applies only to a chief appraiser appointed on or after July 1, 2006.¹⁷⁴ A person may serve in a temporary, provisional or

interim capacity as chief appraiser for up to one year without completing this training.¹⁷⁵

Owing delinquent property taxes disqualifies a person from serving as chief appraiser.¹⁷⁶ A person is ineligible for employment as a chief appraiser if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.¹⁷⁷ This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.¹⁷⁸

A person is also disqualified from employment as the chief appraiser if the person is related within the second degree by consanguinity or affinity to a person who appraises property for compensation for use in proceedings under the Tax Code or to a person who represents property owners for compensation in such proceedings in the CAD.¹⁷⁹ A chief appraiser who remains employed knowing he or she is related to an appraiser or tax representative as prohibited commits a Class B misdemeanor offense.¹⁸⁰

An individual may not be employed by an appraisal district if the individual is an officer of a taxing unit or an employee of a taxing unit that participates in the appraisal district.¹⁸¹

A chief appraiser who is not eligible to serve cannot perform any action required by law for chief appraisers, including the preparation, certification or submission of any part of the appraisal

¹⁶⁷ Tex. Tax Code §6.05(c)

¹⁶⁸ Tex. Tax Code §6.05(c)

¹⁶⁹ Tex. Tax Code §6.05(c)

¹⁷⁰ Tex. Tax Code §6.05(c)

¹⁷¹ Tex. Tax Code §6.05(c)

¹⁷² Tex. Tax Code §5.042(a)

¹⁷³ Tex. Tax Code §5.042(c)

¹⁷⁴ Texas H.B. 2382, 79th Leg., Reg. Sess. (2005)

¹⁷⁵ Tex. Tax Code §5.042(b)

¹⁷⁶ Tex. Tax Code §6.035(a)

¹⁷⁷ Tex. Tax Code §6.035(a)

¹⁷⁸ Tex. Tax Code §6.035(a)

¹⁷⁹ Tex. Tax Code §6.035(a)

¹⁸⁰ Tex. Tax Code §6.035(a)

¹⁸¹ Tex. Tax Code §6.054

roll.¹⁸² A chief appraiser must give written notice of eligibility to serve as chief appraiser to the Comptroller's office no later than Jan. 1 each year.¹⁸³ The Comptroller's office will appoint an eligible person to perform the duties of chief appraiser for a CAD whose chief appraiser is ineligible to serve.¹⁸⁴

Duties and Authority

The CAD board of directors by resolution may prescribe that specified actions of the chief appraiser relating to the finances or administration of the CAD are subject to board approval.¹⁸⁵ The chief appraiser may employ and compensate professional, clerical and other personnel as provided by the CAD budget, with the exception of a general counsel to the CAD.¹⁸⁶ The chief appraiser may delegate authority to his or her employees.¹⁸⁷ The chief appraiser's primary duty is to discover, list, review and appraise all taxable property in the CAD using generally accepted appraisal techniques.

Compensation

The chief appraiser is entitled to compensation as provided by the budget adopted by the board of directors.¹⁸⁸ The chief appraiser's compensation may not be directly or indirectly linked to an increase in the total market, appraised or taxable value of property in the CAD.¹⁸⁹

Conflicts of Interest

The chief appraiser is an officer of the CAD for purposes of the nepotism law in Government Code Chapter 573.¹⁹⁰ A CAD may not employ or contract with an individual or the spouse of an individual who is related to the chief appraiser within the first degree by consanguinity or affinity, as determined under Government Code Chapter 573.¹⁹¹

An appraisal performed by a chief appraiser in a private capacity or by an individual related within the second degree by consanguinity or affinity (as determined under Government

Code Chapter 573) to the chief appraiser may not be used as evidence in a protest or challenge under Tax Code Chapter 41 or an appeal under Tax Code Chapter 42 concerning property that is taxable in the CAD in which the chief appraiser is employed.¹⁹²

A chief appraiser commits a Class B misdemeanor offense if the chief appraiser refers a person, whether gratuitously or for compensation, to another person for the purpose of obtaining a property appraisal, whether or not the appraisal is for ad valorem tax purposes.¹⁹³

Ex Parte Communications

A chief appraiser commits a Class C misdemeanor offense if the chief appraiser directly or indirectly communicates with a member of the board of directors on any matter relating to the appraisal of property by the CAD.¹⁹⁴ This type of communication is allowed in:

- an open meeting of the board of directors or another public forum; or
- a closed meeting of the board of directors held to consult with the board's attorney about pending litigation, at which the chief appraiser's presence is necessary for full communication between the board and the board's attorney.

These ex parte communication provisions do not include a routine communication between the chief appraiser and the county TAC relating to the administration of an appraisal roll.¹⁹⁵ This applies regardless of whether the county TAC is a nonvoting member of board of directors or was appointed.¹⁹⁶

These ex parte communication provisions do not prohibit a CAD board member from transmitting in writing to a chief appraiser, without comment, a complaint by a property owner or taxing unit about the appraisal of a specific property.¹⁹⁷

¹⁸² Tex. Tax Code §6.05(c)

¹⁸³ Tex. Tax Code §6.05(c)

¹⁸⁴ Tex. Tax Code §6.0501(a)

¹⁸⁵ Tex. Tax Code §6.05(h)

¹⁸⁶ Tex. Tax Code §6.05(d)

¹⁸⁷ Tex. Tax Code §6.05(e)

¹⁸⁸ Tex. Tax Code §6.05(d)

¹⁸⁹ Tex. Tax Code §6.05(d)

¹⁹⁰ Tex. Tax Code §6.05(g)

¹⁹¹ Tex. Tax Code §6.05(g)

¹⁹² Tex. Tax Code §6.035(d)

¹⁹³ Tex. Tax Code §6.035(c)

¹⁹⁴ Tex. Tax Code §6.15(b) and (d)

¹⁹⁵ Tex. Tax Code §6.15(c)

¹⁹⁶ Tex. Tax Code §6.15(c)

¹⁹⁷ Tex. Tax Code §6.15(c)

Agricultural Appraisal Advisory Board



With the advice and consent of the board of directors, the chief appraiser appoints an agricultural advisory board composed of three or more members as determined by the board.¹⁹⁸ Members must have been CAD residents for at least five years and be landowners of the CAD whose land qualifies for special appraisal of agricultural use, open space agricultural or timber land.¹⁹⁹

Residential Property Owner Assistance

A chief appraiser may maintain a list of individuals who have designated themselves to provide free assistance to residential property owners.

Upon owner request a chief appraiser shall provide to the owner a copy of the list organized by county; make the list available on the appraisal district's internet website, if the appraisal district maintains a website; and provide the name, contact information, and job title of each individual who will provide free assistance.²⁰⁰

A person must designate himself or herself as an individual who will provide free assistance by completing a form prescribed by the chief appraiser and submitting to the chief appraiser.²⁰¹

¹⁹⁸ Tex. Tax Code §6.12(a)

¹⁹⁹ Tex. Tax Code §6.12(b)

²⁰⁰ Tex. Tax Code §6.16(c)

²⁰¹ Tex. Tax Code §6.16(d)

The chief appraiser has authority and duties including, but not limited to, the following:

Appraisal	Appraise all taxable property at market value, except as otherwise provided by law	Chapter 23
	Determine eligibility for special appraisal and establish both a market and special appraised value on qualified property	Chapter 23
	Determine whether property qualified for agricultural or timber appraisal has undergone a change of use and send a notice of change of use to the owner	Chapter 23
	Determine exemption eligibility	Section 11.45
	Create procedures for equitable and uniform taxation of inventory	Section 23.12(b)
	Administration of rendition laws	Chapter 22
	Create appraisal records	Section 25.01(a) and Comptroller Rule 9.3004
	Contract, with the approval of the board of directors, with private appraisal firms, if appropriate	Section 25.01(b)
	Certify appraisal roll and other listings to each taxing unit participating in the appraisal district	Section 26.01
	Send notices of appraised value	Section 25.19
	Discover omitted property and adjust the appraisal roll	Section 25.21
	Maintain a list of real estate brokers, sales agents, real estate appraisers or property tax consultants who have designated themselves as an individual who will provide free assistance to an owner for residential property that is occupied by the owner as their principal residence.	Tex. Tax Code §6.16(b) and §6.16(c 1-3)
ARB	Submit complete appraisal records of all property to the ARB	Section 25.22
	Present supplemental records and other items for ARB consideration	Section 25.23
	Correct records and make reappraisals as ordered by the ARB	Section 41.08
Administration	Prepare the appraisal district budget	Section 6.06(a)
	Give notice of public hearing on the appraisal district budget	Section 6.062
	Appoint agricultural advisory board, with the advice and consent of the board of directors	Section 6.12(a)
	Certify a list by June 15 of all eligible conservation and reclamation districts that are imposing taxes and that participate in the appraisal district on the chief appraiser's receipt of a request by a district to nominate and vote on the board of directors	Section 6.03(c)
	Calculate the number of votes each taxing unit has in appointing the board of directors and provide notice as required	Section 6.03(e) and (f)
	Create the ballot with the candidates for the board of directors, counting the votes, declaring the winners and resolving any ties	Section 6.03(h), (i), (j), (k) and (l)
	Act as the appraisal district's public information officer	Gov't Code Section 552.201
	Issue permits for going out of business sales and send notices of such sales to other entities	Business & Commerce Code Sections 17.835 and 17.84
	Serve as the chief administrator of the appraisal district with responsibility to employ and compensate professional, clerical and other personnel as provided by the budget except for a general counsel to the appraisal district	Section 6.05(c) and (d)
	Notify voting taxing units of any proposed property transactions	Section 6.051(b)
	Proportionally credit excess amounts to the following fiscal year if payments by taxing units to the appraisal district budget exceed the amount actually spent or obligated to be spent during the fiscal year. If a taxing unit has paid its allocated amount but is not allocated part of the appraisal district budget for the following fiscal year, the chief appraiser must refund the proportionate share of the excess funds not later than the 150th day after the end of the fiscal year that payments were made.	Section 6.06(j)
	Determine whether a sufficient number of eligible taxing units have valid resolutions when a change in the appraisal district financing method has been proposed and notify each taxing unit of each change that is adopted	Section 6.061(d)
	Publicize certain Tax Code provisions to residents, including, but not limited to, the availability of agreement forms for electronic communication; the availability of exemption applications; rendering requirements; special appraisal of agricultural land, open space, timberland and restricted-use timberland; the deferred collection of taxes on residence homestead of the elderly, disabled or those qualified for the disabled veteran exemption; deferred collection of taxes on appreciating residence homestead; and the right to protest	Sections 1.085, 11.44, 22.21, 23.43, 23.54, 23.75, 23.9804, 33.06, 33.065 and 41.41
	Produce requested materials in the form and manner prescribed by the Comptroller's office	Section 5.16(b)
Other Duties	Duties required by contract	
	Legal responsibilities or duties assigned by the board of directors	

*Tax Code citations, unless otherwise noted.

Appointing the Appraisal Review Board (ARB)



The board of directors appoints the ARB members in counties with a population of less than 120,000. In counties with a population of 120,000 or more, the local administrative district judge appoints the ARB members.²⁰²

The ARB is a board of citizens that hears taxpayer protests and taxing unit challenges, corrects clerical errors in the appraisal records and appraisal rolls, acts on motions to correct the appraisal roll, determines whether exemptions and special valuations were improperly granted and takes any other action or makes any other determination as authorized or required under the Tax Code.²⁰³

There is an ARB for each CAD although the board of directors may provide for the operation of a consolidated ARB by interlocal contract.²⁰⁴ Although an appraisal district provides staff to the ARB for clerical assistance, the ARB maintains an independence from the board of directors and appraisal district staff, including the chief appraiser.²⁰⁵

An action of the board of directors, including ARB appointments, may be vetoed by a majority of the voting taxing units.²⁰⁶ A majority of the voting taxing units must file veto resolutions with the board secretary of the CAD within 15 days after the action is taken.²⁰⁷

CADs are allowed to obtain criminal history records of applicant ARB members from the Texas Department of Public Safety and if so appointed, provide that information to the local administrative district judge or ARB commissioners

appointed by that judge.²⁰⁸ While specific expertise is not required, it may be helpful to appoint ARB members with experience in certain fields, including appraisal, real estate, accounting, business, agribusiness, law, engineering or construction.

Eligibility

To be eligible to serve on the ARB, an individual must be a CAD resident and must have resided in the CAD for at least two years.²⁰⁹ In counties with a population of more than 120,000, a person is ineligible to serve on the ARB if the person has done the following:

- Served formerly as an appraisal district board member, officer or employee;
- Served as a member of a governing body or an officer of a taxing unit until the fourth anniversary of the date the person ceases to be a member or officer; or
- Appeared before the ARB for compensation during the two-year period preceding the date of appointment.²¹⁰
- Served for all or part of three previous terms as a board member or auxiliary board member of the appraisal review board.²¹¹

A person may not serve on an ARB if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.²¹² This restriction does not apply if the person is paying the delinquent taxes and any penalty and interest under an installment payment agreement or has deferred or abated a suit to collect delinquent taxes.²¹³

²⁰² Tex. Tax Code §6.41(d) and (d-1)

²⁰³ Tex. Tax Code §41.01(a)

²⁰⁴ Tex. Tax Code §6.41(a), (g) and (h)

²⁰⁵ Tex. Tax Code §§5.041(e-1)(5), 6.41 and 6.43

²⁰⁶ Tex. Tax Code §6.10

²⁰⁷ Tex. Tax Code §6.10

²⁰⁸ Tex. Gov't Code §411.1296

²⁰⁹ Tex. Tax Code §6.41(c)

²¹⁰ Tex. Tax Code §6.412(d)

²¹¹ Tex. Tax Code §6.412(d)(4)

²¹² Tex. Tax Code §6.412(a)(2)

²¹³ Tex. Tax Code §6.412(a)(2)

Conflict of Interest

An individual is not eligible to serve on an ARB if the individual is related within the second degree by consanguinity or affinity to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Tax Code or to an individual who represents property owners for compensation in proceedings under the Tax Code in the CAD for which the ARB is established.²¹⁴ An ARB member commits a Class B misdemeanor offense if the ARB member continues to hold office knowing of a violation.²¹⁵

A person is ineligible to serve on an ARB if the individual is related within the third degree of consanguinity or within the second degree of affinity to a member of the CAD board of directors or the ARB.²¹⁶ A person is also ineligible to serve on the ARB if the person is a CAD director, a CAD officer or employee, a Comptroller employee or a member of the governing body, officer or employee of a taxing unit.²¹⁷

Additional information regarding conflicts of interest for ARB members, including Tax Code Section 41.69, may be found in the *Appraisal Review Board Manual* published by the Comptroller's office.

A person is not eligible to be appointed or to serve on an ARB if the individual contracts with the CAD or a taxing unit that participates in the CAD.²¹⁸ A person who has a substantial interest in a business that has either type of contract is also barred.²¹⁹ Substantial interest is defined as either of the following: combined ownership of the individual and the individual's spouse is at least 10 percent of the voting stock or shares of the business, or the individual or the individual's spouse is a partner, limited partner or officer in the business entity.²²⁰

A CAD and a taxing unit participating in that CAD may not enter into a contract with a current member of the ARB established for that CAD or with a business entity in which an ARB member has a substantial interest.²²¹

²¹⁴ Tex. Tax Code §6.412(b)

²¹⁵ Tex. Tax Code §6.412(b)

²¹⁶ Tex. Tax Code §6.412(a)(3) (A) and (B)

²¹⁷ Tex. Tax Code §6.412(c)

²¹⁸ Tex. Tax Code §6.413(a)

²¹⁹ Tex. Tax Code §6.413(a)

²²⁰ Tex. Tax Code §6.413(d)

²²¹ Tex. Tax Code §6.413(b) and (c)



Number and Term of Office

The ARB consists of three members, but the board of directors by resolution may increase the size of the ARB to a number the board considers appropriate.²²² Directors who appoint ARB members do so by resolution passed by a majority of the CAD board of directors.²²³ The board of directors for a district in a county with a population of one million or more by resolution of a majority shall increase the size of the ARB to a number considered appropriate to manage the ARB duties.²²⁴

ARB members serve two-year terms beginning Jan. 1.²²⁵ The board of directors by resolution must provide for staggered terms so that the terms of approximately half the ARB members expire each year.²²⁶ In making the initial appointments, the board of directors or local administrative district judge must designate those members who serve terms of one year.²²⁷

Auxiliary and Temporary ARB Members

The board of directors by resolution of a majority of the members may appoint auxiliary ARB members to hear taxpayer protests before the ARB and to assist the ARB in its duties.²²⁸ The board of directors or local administrative district judge may appoint the number of auxiliary members it considers appropriate.²²⁹ An auxiliary member is appointed in the same manner and for the same term as an ARB member under Tax Code Section 6.41 and is subject to the same eligibility requirements and restrictions under Tax Code Sections 6.41, 6.411, 6.412 and 6.413.²³⁰

An auxiliary member may attend ARB meetings but may not vote in an ARB determination or serve as ARB chair or secretary.²³¹ An auxiliary member is not included in deter-

²²² Tex. Tax Code §6.41(b)

²²³ Tex. Tax Code §6.41(d)

²²⁴ Tex. Tax Code §6.41(b-2)

²²⁵ Tex. Tax Code §6.41(e)

²²⁶ Tex. Tax Code §6.41(e)

²²⁷ Tex. Tax Code §6.41(e)

²²⁸ Tex. Tax Code §6.414(a)

²²⁹ Tex. Tax Code §§6.41(d-1), 6.414(a) and (b)

²³⁰ Tex. Tax Code §6.414(b)

²³¹ Tex. Tax Code §6.414(c)

mining what constitutes a quorum of the board or whether a quorum is present at any ARB meeting.²³² An auxiliary member may hear taxpayer protests before the ARB.²³³ If an auxiliary member sits on a panel to conduct a protest hearing, the number of non-auxiliary ARB members required to constitute the panel is reduced by the number of auxiliary board members.²³⁴ An auxiliary member sitting on a panel is considered a regular board member for all purposes related to the conduct of the hearing.²³⁵ An auxiliary member is entitled to make a recommendation to the ARB regarding a protest heard by the member but is not entitled to vote on the determination.²³⁶

An auxiliary member is entitled to compensation as provided by the CAD budget, but is not entitled to a per diem or reimbursement of expenses.²³⁷

The CAD board of directors must adopt and implement a policy for the temporary replacement of an ARB member.²³⁸ A temporary ARB member replaces an ARB member who may not participate in a protest hearing because that ARB member communicated with another person(s) about a protest outside an ARB hearing in violation of Tax Code Section 41.66(f).²³⁹

Training

The Comptroller's office must approve curricula, provide materials and supervise the training of ARB members.²⁴⁰ ARB members are not allowed to participate in hearings until they complete the Comptroller's training course and a statement agreeing to comply with Tax Code requirements during hearings.²⁴¹ A new ARB member appointed after a course offering may continue to serve until the completion of a subsequent course offering.²⁴²

During the second year of an ARB member's term, the ARB member must complete the Comptroller's continuing education

training course and complete a statement agreeing to comply with Tax Code requirements during hearings.²⁴³ An ARB member who fails to timely complete the course is not eligible to participate in hearings, vote on a determination of protest or be reappointed to an additional term.²⁴⁴

ARB members must complete the Comptroller's continuing education training course and complete a statement agreeing to comply with Tax Code requirements in each year they serve.²⁴⁵ The CAD board should provide for budgeting ARB training as part of the CAD's annual budget.²⁴⁶

The Comptroller's office may assess a fee, not to exceed \$50 per trainee, to recover a portion of the costs incurred for the training course.²⁴⁷

Except during a hearing or other ARB proceeding, a member of the CAD board of directors for which the ARB is established, along with other specified individuals, may not communicate with an ARB member about these training courses or any matter presented or discussed during the courses.²⁴⁸

The Comptroller's office may not advise a chief appraiser, CAD employee, property owner or his or her agent on a matter known to be the subject of a protest to the ARB. The Comptroller's office may communicate with ARB members regarding:

- technical questions relating to ARB duties and appraisal issues;
- the model ARB procedures; and
- the ARB survey provided to taxpayers.

The Comptroller's office may also communicate with the ARB chair concerning complaints filed against the ARB.²⁴⁹ The toll free number maintained by Comptroller's office for ARB members is 800-252-7551.²⁵⁰

²³² Tex. Tax Code §6.414(c)

²³³ Tex. Tax Code §6.414(d)

²³⁴ Tex. Tax Code §6.414(d)

²³⁵ Tex. Tax Code §6.414(d)

²³⁶ Tex. Tax Code §6.414(e)

²³⁷ Tex. Tax Code §6.414(f)

²³⁸ Tex. Tax Code §41.66(g)

²³⁹ Tex. Tax Code §41.66(g)

²⁴⁰ Tex. Tax Code §5.041

²⁴¹ Tex. Tax Code §5.041(b) and (b-1)

²⁴² Tex. Tax Code §5.041(e)

²⁴³ Tex. Tax Code §5.041(e-2)

²⁴⁴ Tex. Tax Code §5.041(e-2)

²⁴⁵ Tex. Tax Code §5.041(e-2)

²⁴⁶ Tex. Tax Code §§5.041(e-3) and 6.42(c)

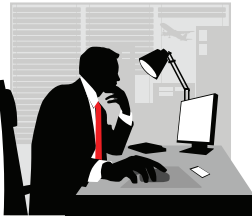
²⁴⁷ Tex. Tax Code §5.041(c) and (e-3)

²⁴⁸ Tex. Tax Code §5.041(g)

²⁴⁹ Tex. Tax Code §5.041(a) and (f)

²⁵⁰ Tex. Tax Code §5.041(a)(4)

Organization



The local administrative judge selects a chair and secretary from among the ARB members.²⁵¹ The judge is encouraged to select an ARB chair who has a background in law and property appraisal.²⁵² The ARB meets at any time at the call of the chair or as provided for by ARB rule.²⁵³ The ARB must meet to examine the appraisal records within 10 days after the date the chief appraiser submits the records.²⁵⁴

The ARB must establish its procedures for hearings.²⁵⁵ The Comptroller's office has developed model hearing procedures that the ARB is required to follow when developing its hearing procedures.²⁵⁶

ARB members are entitled to a per diem for each day the board meets as provided in the CAD budget.²⁵⁷ ARB members are also entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties as provided in the CAD budget.²⁵⁸ Auxiliary ARB members are entitled to compensation as provided by the CAD budget, but not per diem or reimbursement of expenses.²⁵⁹

Personnel

A CAD may provide clerical assistance to the ARB, including assisting the ARB with the scheduling and arranging of hearings.²⁶⁰

The ARB may employ legal counsel as provided by the CAD budget or use the services of the county attorney.²⁶¹ An attorney may not serve as ARB legal counsel if within the last year the attorney or a member of the attorney's law firm represented an owner of property in the CAD, a participating taxing unit,

or the CAD in certain matters.²⁶² The prohibition on representing a participating taxing unit or CAD does not apply to a county attorney or an assistant to the county attorney.²⁶³ A CAD may specify in its budget whether the ARB may employ legal counsel or must use the services of the county attorney.²⁶⁴ A CAD may not require the ARB to employ a specific attorney.²⁶⁵ If the budget authorizes an ARB attorney, the budget must provide for reasonable compensation.²⁶⁶ ARB attorneys may not act as advocates in a hearing or proceeding conducted by the ARB; may provide advice to the ARB or ARB panel during a hearing or proceeding; and are required to make certain disclosures regarding relevant legal authority in the controlling jurisdiction known to the attorney and not disclosed by the parties and regarding a material fact that may assist the ARB or panel in making an informed decision regardless of whether the fact is adverse to the position of a party.²⁶⁷

An ARB may retain an appraiser certified by the Texas Appraiser Licensing and Certification Board to instruct ARB members on valuation methodology if the CAD provides for the instruction in the CAD budget.²⁶⁸

Ex Parte Communications with an ARB Member

An ARB member commits a Class A misdemeanor offense if the member communicates with the chief appraiser, CAD employee or a member of the CAD board of directors for which the ARB is established in violation of Tax Code Section 41.66(f).²⁶⁹

A chief appraiser or another CAD employee, a member of a board of directors, a property tax consultant or attorney representing a party to an ARB proceeding commits a Class A misdemeanor offense if the person communicates with a ARB member established for the CAD with the intent to influence a decision by an ARB member in the member's capacity as an ARB member.²⁷⁰

²⁵¹ Tex. Tax Code §6.42(a)

²⁵² Tex. Tax Code §6.42(a)

²⁵³ Tex. Tax Code §6.42(b)

²⁵⁴ Tex. Tax Code §6.42(b)

²⁵⁵ Tex. Tax Code §5.103(a)

²⁵⁶ Tex. Tax Code §5.103(d)

²⁵⁷ Tex. Tax Code §6.42(c)

²⁵⁸ Tex. Tax Code §6.42(c)

²⁵⁹ Tex. Tax Code §6.414(f)

²⁶⁰ Tex. Tax Code §6.43(f)

²⁶¹ Tex. Tax Code §6.43(a)

²⁶² Tex. Tax Code §6.43(b)

²⁶³ Tex. Tax Code §6.43(c)

²⁶⁴ Tex. Tax Code §6.43(e)

²⁶⁵ Tex. Tax Code §6.43(e)

²⁶⁶ Tex. Tax Code §6.43(e)

²⁶⁷ Tex. Tax Code §6.43(d)

²⁶⁸ Tex. Tax Code §5.041(h)

²⁶⁹ Tex. Tax Code §6.411(a) and (d)

²⁷⁰ Tex. Tax Code §6.411(b)

These ex parte communication provisions do not apply to communications between an ARB and its legal counsel.²⁷¹ The provisions also do not apply to communications between an ARB member and the chief appraiser, a CAD employee, a member of the board of directors, a property tax consultant or an attorney representing a party to a proceeding before the ARB:

1. during a protest hearing or other ARB proceeding;
2. that constitute social conversation;
3. that are specifically limited to and involve administrative, clerical or logistical matters related to the scheduling and operation of hearings, the processing of documents, the issuance of orders, notices and subpoenas and the operation, appointment, composition or attendance at training of the ARB; or
4. that are necessary and appropriate to enable the CAD board of directors to determine whether to appoint, reappoint or remove a person as an ARB member, chair or secretary.²⁷²

In counties with a population of 120,000 or more, a chief appraiser, a CAD employee, a member of the board of directors, a property tax consultant or an agent of a property owner commits a Class A misdemeanor offense if the person communicates with the local administrative district judge regarding the appointment of ARB members.

This provision does not apply to communications with the local administrative district judge by:

- an ARB member regarding the member's reappointment to the ARB;
- a taxpayer liaison officer in the course of performing the officer's clerical duties;
- a chief appraiser, CAD employee, ARB member or member of the board of directors regarding applications and appointment information, including criminal histories, and removal of an ARB member; or
- a taxpayer liaison officer regarding communications with a consultant, property owner or agent regarding removal of an ARB member.²⁷³

ARB Member Removal

A member may be removed from the ARB by a majority vote of the board of directors or by the local administrative district court judge or the judge's designee.²⁷⁴ Grounds for removal include a violation of:

- Tax Code Section 6.412 (restrictions on eligibility of ARB member);
- Tax Code Section 6.413 (interest in certain contracts prohibited);
- Tax Code Section 41.66(f) (communication outside a hearing or proceeding); or
- Tax Code Section 41.69 (conflict of interest in taxpayer protest).²⁷⁵

An ARB member may also be removed for good cause relating to failure to attend ARB meetings or for clear and convincing evidence of repeated bias or misconduct.²⁷⁶

²⁷¹ Tex. Tax Code §6.411(c)

²⁷² Tex. Tax Code §6.411(c-1)

²⁷³ Tex. Tax Code §6.41(i)

²⁷⁴ Tex. Tax Code §6.41(f)

²⁷⁵ Tex. Tax Code §6.41(f)

²⁷⁶ Tex. Tax Code §6.41(f)

CAD Financial Affairs

Participating taxing units pay for CAD operations.²⁷⁷ The board of directors' financial responsibilities include adopting an annual operating budget; selecting a district depository; purchasing and contracting; transferring, constructing and renovating real property; and providing for an independent audit.

CAD Budget

The board of directors is responsible for adopting the budget for the CAD.²⁷⁸

Before June 15 each year, the chief appraiser must prepare a proposed budget for CAD operations for the following tax year and submit it to each participating taxing unit and to the board of directors.²⁷⁹ The budget must list:

- each proposed position, including each position's:
 - (a) proposed salary;
 - (b) all proposed benefits;
- each proposed capital expenditure; and
- an estimate of the amount of the budget that will be allocated to each taxing unit.²⁸⁰

Other items commonly included in the budget are:

- contract payments for services;
- reimbursement for reasonable and necessary CAD board expenses;
- per diem and actual expense reimbursement for ARB members;
- compensation for general counsel to the board of directors or ARB legal counsel, or both;
- reimbursement of CAD office staff for reasonable and necessary expenses;

- payment of tuition and fees incurred for courses or educational programs;
- funds for ARB proceedings and operations; and
- other items necessary for CAD operations.

A CAD is required to reimburse a CAD employee for all actual and necessary expenses, tuition and other fees and costs of materials incurred in attending, with approval of the chief appraiser, a course or training program sponsored or approved by TDLR.²⁸¹

If a CAD performs collection or assessment services, the Interlocal Cooperation Act requires an interlocal payment be in an amount that fairly compensates the performing party for the services or functions performed under the contract.²⁸² A 2003 Attorney General's opinion concludes that a CAD budget may only allocate the costs of operating the CAD for its appraisal purposes and the costs of tax assessment or collection are not allocated to all taxing units regardless of whether a taxing unit has contracted with a CAD for assessment or collection services.²⁸³

Public Notice of Budget Hearing



The board of directors must hold a public hearing to consider the budget.²⁸⁴ Not later than the 10th day before the hearing, the board of director's secretary must deliver a written notice of the date, time and place of the hearing to each participating taxing unit in the CAD.²⁸⁵

Within the same timeframe, the chief appraiser is required to publish a notice of the public hearing in a newspaper having

²⁷⁷ Tex. Tax Code §6.062(c)

²⁷⁸ Tex. Tax Code §6.06(b)

²⁷⁹ Tex. Tax Code §6.06(a)

²⁸⁰ Tex. Tax Code §6.06(a)

²⁸¹ Tex. Tax Code §5.04(b)

²⁸² Tex. Gov't Code §791.011(e)

²⁸³ Tex. Att'y Gen. Op. GA-0030 (2003)

²⁸⁴ Tex. Tax Code §6.06(b)

²⁸⁵ Tex. Tax Code §6.06(b)

general circulation in the county.²⁸⁶ The newspaper notice may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper and may not be published in the part of the paper in which legal notices and classified advertisements appear.²⁸⁷ This notice must have the time, date, and place of the public hearing; specified summary of the proposed budget; notice that the CAD is supported solely from local taxing units; and a prescribed notice that the budget will automatically take effect unless disapproved by certain taxing units and a copy of the budget is available for public inspection at these taxing units.²⁸⁸ In addition to the statutorily required items in the notice, Comptroller Rule 9.3048 requires the notice to provide the number of employees compensated in the budget in terms of full-time equivalent employees and that the notice contains the name, address and telephone number of the CAD.

Budget Adoption

The board of directors must approve a budget before Sept. 15.²⁸⁹

If a majority of the voting taxing units adopt and file resolutions disapproving a budget within 30 days after its adoption, the budget does not take effect.²⁹⁰ The board must adopt a new budget within 30 days of disapproval.²⁹¹

The board may amend the approved budget at any time.²⁹² The secretary of the board must deliver a written copy of a proposed amendment to the each participating taxing unit not later than the 30th day before the date the board acts on it.²⁹³

Allocating Costs of CAD Operations

Each participating taxing unit pays a share of the CAD budget.²⁹⁴ The share is based on the proportion of property taxes imposed by the taxing unit to the sum of property taxes imposed by each participating taxing unit in the CAD.²⁹⁵ The resulting fraction is multiplied by the total dollar amount of the budget.

$$\frac{\text{Taxing Unit's Tax Levy}}{\text{Total Tax Levy of All Taxing Units}} = \text{Taxing Unit's Fractional Share}$$

If a taxing unit participates in two or more CADs, only the taxes imposed in a CAD are used to calculate the taxing unit's cost allocations in that CAD.²⁹⁶ Tax Code Section 6.06(d) limits the share of the cost of the budget for a taxing unit that has a large tax levy but a smaller number of parcels. This limit applies to a taxing unit that has less than 5 percent of the total number of real property parcels in the CAD while imposing over 25 percent of the total amount of the property taxes in the CAD for the year. In this case, a taxing unit's allocation may not exceed three times the taxing unit's percentage of the total number of parcels appraised by the CAD.²⁹⁷ For example, a taxing unit has 4 percent of the CAD's parcels but imposes 30 percent of the taxes. The budget share may not exceed 3 times 4 percent, or 12 percent. If there was no limitation, the budget share would be 30 percent.

For a newly formed taxing unit or a taxing unit that did not impose taxes in the preceding year, the taxing unit is allocated a portion of the budget and the amount of taxes the taxing unit imposes in the current year is used to calculate its allocation.²⁹⁸ The board of directors and the taxing unit may agree to an estimate of the amount of taxes that will be imposed for the current year.²⁹⁹ After the amount of taxes to be imposed is known, payments are adjusted to reflect the imposed amount.³⁰⁰

Each taxing unit must pay its allocation in four equal payments at the end of each calendar quarter unless a taxing unit's governing body and the chief appraiser agree on a different method of payment.³⁰¹ The first payment must be made before Jan. 1 of the year in which the budget takes effect.³⁰² If a payment is not paid on the due date, it incurs a 5 percent penalty and an annual interest rate of 10 percent.³⁰³ For good cause shown, the board of directors may waive the penalty and interest on a delinquent payment.³⁰⁴

²⁸⁶ Tex. Tax Code §6.062(a)

²⁸⁷ Tex. Tax Code §6.062(a)

²⁸⁸ Tex. Tax Code §6.062(b) and (c)

²⁸⁹ Tex. Tax Code §6.06(b)

²⁹⁰ Tex. Tax Code §6.06(b)

²⁹¹ Tex. Tax Code §6.06(b)

²⁹² Tex. Tax Code §6.06(c)

²⁹³ Tex. Tax Code §6.06(c)

²⁹⁴ Tex. Tax Code §6.06(d)

²⁹⁵ Tex. Tax Code §6.06(d)

²⁹⁶ Tex. Tax Code §6.06(d)

²⁹⁷ Tex. Tax Code §6.06(d)

²⁹⁸ Tex. Tax Code §6.06(h)

²⁹⁹ Tex. Tax Code §6.06(h)

³⁰⁰ Tex. Tax Code §6.06(h)

³⁰¹ Tex. Tax Code §6.06(e)

³⁰² Tex. Tax Code §6.06(e)

³⁰³ Tex. Tax Code §6.06(e)

³⁰⁴ Tex. Tax Code §6.06(k)

Different Fiscal Year and Method of Financing

A CAD's fiscal year is the calendar year.³⁰⁵ A different fiscal year may be designated by three-fourths of voting taxing adopting resolutions.³⁰⁶ If the fiscal year is changed, the deadlines for the chief appraiser proposing and the board of directors adopting the budget and the deadline for the first allocation payment are specified deadlines before the first day of the changed fiscal year.³⁰⁷ The allocation of the budget is based on the amount of property taxes imposed by each participating taxing unit in the most recent tax year preceding the changed fiscal year.³⁰⁸

The board of directors or the taxing units participating in the CAD may prescribe a different method of allocating the costs of operating the CAD.³⁰⁹

To change the method of financing, the board of directors must adopt a resolution and deliver it to each taxing unit participating in the CAD after June 15 and before Aug. 15.³¹⁰ The financing does not change if the governing body of any participating taxing unit adopts a resolution opposing the different method, and files it with the board of directors before Sept. 1.³¹¹ If a board proposal is rejected, the board must provide written notification to each participating taxing unit before Sept. 15.³¹²

The participating taxing units in a CAD may adopt a different allocation method if three-fourths of the voting taxing units adopt resolutions providing for the other method.³¹³ This adoption is not valid if it requires any taxing unit to pay a greater proportion of the CAD's costs than the taxing unit would pay otherwise without the consent of that taxing unit.³¹⁴

A resolution changing the allocation method is ineffective if an official copy is not filed with the chief appraiser after

April 30 and before May 15.³¹⁵ A change in allocation remains in effect until changed or rescinded by resolution of a majority of the governing bodies of voting taxing units.³¹⁶

Designation of District Depository

The board of directors must designate a depository for payments to be deposited.³¹⁷ A CAD depository must be a banking corporation incorporated under Texas law or the United States or a Texas savings and loan association whose deposits are insured by the Federal Savings and Loan Insurance Corporation (FSLIC).³¹⁸ To the extent that funds in the depository are not insured by the Federal Deposit Insurance Corporation or the FSLIC, the funds must be secured in the manner provided by law for the security of funds of counties.³¹⁹

The board of directors must designate as the district depository the financial institution or institutions that offer the most favorable terms and conditions for the handling of the CAD's funds.³²⁰ The board must solicit bids to be designated as depository for the CAD.³²¹ After a depository is designated, the depository must serve for a term of two years and until its successor is designated and has qualified.³²² The board and the depository may agree to extend a depository contract for one additional two-year period.³²³

Consult legal counsel regarding the applicability of Local Government Code Chapter 116 concerning county depositories.

District's funds may be disbursed only by a written check, draft or order signed by the chair and secretary of the board.³²⁴ The board by resolution may authorize the chief appraiser to disburse funds.³²⁵

Purchasing and Contracting

A CAD is subject to the same requirements and has the same purchasing and contracting authority as a municipality under

³⁰⁵ Tex. Tax Code §6.06(i)

³⁰⁶ Tex. Tax Code §6.06(i)

³⁰⁷ Tex. Tax Code §6.06(i)

³⁰⁸ Tex. Tax Code §6.06(i)

³⁰⁹ Tex. Tax Code §6.061(a) and (b)

³¹⁰ Tex. Tax Code §6.061(a)

³¹¹ Tex. Tax Code §6.061(a)

³¹² Tex. Tax Code §6.061(a)

³¹³ Tex. Tax Code §6.061(b)

³¹⁴ Tex. Tax Code §6.061(b)

³¹⁵ Tex. Tax Code §6.061(c)

³¹⁶ Tex. Tax Code §6.061(e)

³¹⁷ Tex. Tax Code §6.06(f)

³¹⁸ Tex. Tax Code §6.09(a)

³¹⁹ Tex. Tax Code §6.09(d)

³²⁰ Tex. Tax Code §6.09(b)

³²¹ Tex. Tax Code §6.09(c)

³²² Tex. Tax Code §6.09(c)

³²³ Tex. Tax Code §6.09(c)

³²⁴ Tex. Tax Code §6.06(f)

³²⁵ Tex. Tax Code §6.06(f)

Local Government Code Chapter 252.³²⁶ Local Government Code Section 252.061 provides for an injunction if a contract is made without complying with Local Government Code Chapter 252 and any resident of the CAD may seek an injunction under that section.³²⁷



Local Government Code Sections 252.062 and 252.063 provide for criminal penalties for municipal officers and employees violating competitive bidding requirements and the removal of those individuals. These provisions apply to a

CAD officer or employee in the same manner those sections apply to a municipal officer or employee.³²⁸

The Public Property Finance Act (Local Government Code Chapter 271) and the Interlocal Cooperation Act (Government Code Chapter 791) should also be reviewed. Consult with an attorney about bidding procedures, purchasing and contracts.

Financial Audit

At least once each year, the board of directors must have an audit prepared by an independent certified public accountant or a firm of independent certified public accountants.³²⁹ A copy of the report must be delivered to each voting taxing unit.³³⁰ A reasonable number of copies of the report must be available for inspection at the CAD office and the report is a public record.³³¹

Other Financial Affairs

The board of directors and the chief appraiser also handle other financial details. Issues you may want to discuss with your attorney include the application of the Public Funds Investment Act in Government Code Chapter 2256 to local governments, including political subdivisions; the application of Government Code Chapter 2253 to governmental entities in regards to public work contracts; sales tax; reporting to the Internal Revenue Service; purchase of insurance; retirement program participation, etc.

³²⁶ Tex. Tax Code §6.11(a)

³²⁷ Tex. Tax Code §6.11(b)

³²⁸ Tex. Tax Code §6.11(b)

³²⁹ Tex. Tax Code §6.063(a)

³³⁰ Tex. Tax Code §6.063(b)

³³¹ Tex. Tax Code §6.063(b)

Taxpayer Assistance

The International Association of Assessing Officer's (IAAO) publication *Standard on Public Relations* provides that “public relations program should be an integral part of every assessment office’s work. A public relations program describes what the office does as well as how, why and for whom its services are provided. An effective public relations program results in more accurate and thorough coverage from the media and a better-informed constituency.”³³² Some of the topics in these standards include developing a written public relations program (including having a public relations officer) and a procedural manual, public records, printed information and correspondence, value notices, special-purpose messages, forms and questionnaires, annual reports, media contacts, speaking engagements, contact with other public officials, appeals process, public education and the Internet.³³³

Reasonable Access

One of the board’s required taxpayer assistance duties is to develop and implement policies that provide the public with reasonable opportunity to appear before the board to speak on any issue under the board’s jurisdiction.³³⁴ Reasonable time must be provided at each board of directors meeting for public comment on CAD and ARB policies and procedures and a report from the taxpayer liaison officer if required.³³⁵

The board must prepare and maintain a written plan that describes how a non-English speaker or an individual with a physical, mental or developmental disability may be provided reasonable access to the board.³³⁶

³³² IAAO, *Standard on Public Relations*, (July 2011), p. 5. www.iaao.org/media/standards/Standard_on_Public_Relations.pdf (Last visited Dec. 27, 2017)

³³³ This is only a selection of some of the topics covered in the standards. For the full text of the standards please see the IAAO’s *Standard on Public Relations* at www.iaao.org/media/standards/Standard_on_Public_Relations.pdf

³³⁴ Tex. Tax Code §6.04(d)

³³⁵ Tex. Tax Code §6.04(d)

³³⁶ Tex. Tax Code §6.04(e)

Other General Access Issues

Issues the board should or may address, depending on factors such as whether legal requirements exist, include:

- Evaluation of buildings for accessibility to those who individuals who are physically impaired as required by state or federal law;
- Parking accommodations for persons with disabilities;
- Allowance for attendant animals in offices;
- Providing information in different types of media;
- Providing a sign-language interpreter;
- Providing translator services; and
- Providing information in different languages. Certain Spanish resources can be found on the Comptroller’s website at comptroller.texas.gov/taxes/property-tax/.

Complaint Process

The board of directors must prepare a description of the board’s functions and the board’s procedures for filing and resolving complaints.³³⁷ The board must make this information available to the public and the appropriate taxing jurisdictions.³³⁸ If a written complaint is filed with the board and the board has authority to resolve it, the board must provide notice of the complaint status to the parties to the complaint unless this notice would jeopardize an undercover investigation.³³⁹ The notice must be provided at least quarterly and until final disposition of the complaint.³⁴⁰ In certain counties, the taxpayer liaison officer must report at each board of directors meeting on the status of all comments and suggestions received and all complaints filed with the board of directors.³⁴¹

³³⁷ Tex. Tax Code §6.04(f)

³³⁸ Tex. Tax Code §6.04(f)

³³⁹ Tex. Tax Code §6.04(g)

³⁴⁰ Tex. Tax Code §6.04(g)

³⁴¹ Tex. Tax Code §6.052(c)

Taxpayer Liaison Officer

In counties with a population of 120,000 or more, the board of directors must appoint a taxpayer liaison officer.³⁴² The taxpayer liaison officer administers public access functions; provides information and materials to the public; resolves disputes that do not involve matters that may be protested under Tax Code Section 41.41; receives, compiles and forwards complaints, comments and suggestions concerning ARB matters to the Comptroller's office; and delivers ARB applications received and provides clerical assistance to the local administrative district judge as part of the ARB selection process.³⁴³ The taxpayer liaison officer serves at the pleasure of the board of directors.³⁴⁴

The chief appraiser or any other person who performs legal or appraisal services for the CAD for compensation is not eligible to be the taxpayer liaison officer.³⁴⁵ The taxpayer liaison officer is entitled to compensation as provided by the budget adopted by the board of directors.³⁴⁶

The taxpayer liaison officer must administer the public access functions required by Tax Code Sections 6.04(d), (e) and (f) which include allowing the public to speak before the board of directors; preparing and maintaining a written plan on reasonable access to the board for those who do not speak English or who have physical, mental or developmental disabilities; and preparing information describing the functions of the board and the complaint process.³⁴⁷

The taxpayer liaison officer provides information and materials designed to assist property owners in understanding the appraisal process, protest procedures, procedures for filing comments, suggestions or complaints and related matters.³⁴⁸ The taxpayer liaison officer is required to provide comments and suggestions to the Comptroller's office concerning ARBs.³⁴⁹

³⁴² Tex. Tax Code §6.052(a)

³⁴³ Tex. Tax Code §6.052(a)

³⁴⁴ Tex. Tax Code §6.052(a)

³⁴⁵ Tex. Tax Code §6.052(e)

³⁴⁶ Tex. Tax Code §6.052(d)

³⁴⁷ Tex. Tax Code §6.04(d), (e) and (f) and 6.052(a)

³⁴⁸ Tex. Tax Code §6.052(b)

³⁴⁹ Tex. Tax Code §6.052(b)

Public Information Act

Public information is information that is written, produced, collected, assembled or maintained by or for a governmental entity in connection with the transaction of official business, including electronic communications related to official business, that are created, transmitted, received or maintained on any device.³⁵⁰ Public information is available to the public at a minimum during the normal business hours of the governmental body.³⁵¹ Certain information is excepted from public information requirements including information considered to be confidential by law, either constitutional or statutory, or by judicial decision.³⁵²

One example of confidential information specifically related to CADs is information relating to real property sales prices, descriptions, characteristics and other related information received from a private entity by the Comptroller's office or the chief appraiser of a CAD under Tax Code Chapter 6.³⁵³ This information is confidential, may only be requested by certain people in specified circumstances, remains confidential by persons who obtain it and may not be disclosed except as provided.³⁵⁴ This information is confidential if the information, item of information or comparable sales data relates to real property that is located in a county having a population of more than 50,000.³⁵⁵

After receiving a request for public information, the public information officer must promptly produce public information for inspection, duplication, or both.³⁵⁶ The public information officer must provide the public information for inspection or duplication in the offices of the governmental body or send copies if the person requesting the information requests copies and pays the postage and any other applicable charges.³⁵⁷ If the information is unavailable because it is in active use or

storage, the officer for public information must certify this fact in writing to the requestor and set a date and hour within a reasonable time when the information will be available for inspection or duplication.³⁵⁸

The charge for providing a copy of public information must be an amount that reasonably includes all related costs to reproducing the information.³⁵⁹ If a request is for 50 pages or less, the charge may not include materials, labor or overhead costs.³⁶⁰ Charges for these requests must be limited to a charge for each page unless the pages to be photocopied are located in two or more separate buildings that are not physically connected with each other or located in a remote storage facility.³⁶¹

The Office of the Attorney General must adopt rules that determine what governmental bodies charge for providing copies of public information.³⁶² Each governmental body must use these rules to determine charges for providing copies of public information and to determine the charge, deposit or bond required for making public information that exists in a paper record available for inspection, except to the extent as provided otherwise by law.³⁶³ Attorney General rules regarding charges for public information and other related information can be found at texasattorneygeneral.gov/open-government/governmental-bodies/charges-public-information.

If an officer for public information cannot produce public information for inspection or duplication within 10 business days after the request, the officer must certify that fact in writing to the requestor and set a date and hour within a reasonable time when the information will be available.³⁶⁴

³⁵⁰ Tex. Gov't Code §552.002(a)

³⁵¹ Tex. Gov't Code §552.021

³⁵² Tex. Gov't Code §552.101

³⁵³ Tex. Gov't Code §552.149(a)

³⁵⁴ Tex. Gov't Code §552.149

³⁵⁵ Tex. Gov't Code §552.149(e)

³⁵⁶ Tex. Gov't Code §552.221(a)

³⁵⁷ Tex. Gov't Code §552.221(b)

³⁵⁸ Tex. Gov't Code §552.221(c)

³⁵⁹ Tex. Gov't Code §552.261(a)

³⁶⁰ Tex. Gov't Code §552.261(a)

³⁶¹ Tex. Gov't Code §552.261(a)

³⁶² Tex. Gov't Code §552.262(a)

³⁶³ Tex. Gov't Code §552.262(a)

³⁶⁴ Tex. Gov't Code §552.221(d)

If a governmental body wishes to withhold information from public disclosure, it must ask for an Attorney General's decision within 10 business days after the day of receiving the open records request.³⁶⁵ A decision is not required if there has been a previous determination that addresses the exact information.³⁶⁶ Within a reasonable time but not later than the 10th business day after the date of receiving the written request, a governmental body that asks for a decision must provide the requestor with a written statement that the governmental body wishes to withhold the requested information and has asked for an Attorney General's decision and a copy of the governmental body's written communication to the Attorney General as required.³⁶⁷

An officer for public information must prominently display an Attorney General prescribed sign that contains basic information about the rights of a requestor, the responsibilities of a governmental body and the procedures for inspecting or obtaining a copy of public information.³⁶⁸ The sign must be displayed at one or more places in the governmental body's administrative offices where it is plainly visible to members of the public and employees of the governmental body whose duties include receiving or responding to requests.³⁶⁹

Public officials must complete a one- to two-hour training course on the responsibilities of the governmental body with which the official serves and its officers and employees under the Public Information Act.³⁷⁰ The training must be completed not later than the 90th day after the date the public official takes the oath of office or otherwise assumes the duties as a public official.³⁷¹ A public official may designate a public information coordinator to satisfy the training requirements for the public official if the public information coordinator is primarily responsible for administering the responsibilities of the public official or governmental body under the Public Information Act.³⁷²

A requestor or the Attorney General's office may file suit to compel a governmental body to make information available for public inspection.³⁷³ A person who claims to be a victim of



a violation the Public Information Act can file a complaint with the district or county attorney of the county in which the governmental body is located.³⁷⁴ Before the 31st day after the date a complaint is filed, the district or county attorney must determine whether the violation alleged in the complaint was committed, whether to bring an action against the governmental body and notify the complainant of those determinations.³⁷⁵ A claimant is entitled to file a complaint with the attorney general's office on or after the 90th day after filing it with the district or county attorney.³⁷⁶ An official may only file an action if the governmental body does not cure the violation after three days of an official providing written notification to the governmental body that the alleged violation of the Act was committed.³⁷⁷

The Public Information Act has three types of violations of the Act that carry criminal penalties. The failure to give access to public information is a misdemeanor with a fine of up to \$1,000, six months in jail or both; this is also considered official misconduct and a public official can be removed from office.³⁷⁸ These same penalties apply to the distribution of information that is confidential under the Act.³⁷⁹ The third violation is if a person willfully destroys, mutilates, removes without permission or alters public information.³⁸⁰ This misdemeanor offense is punishable by a fine of not less than \$25 or more than \$4,000, county jail time from three days to not more than three months or both.³⁸¹

Questions regarding the applicability or interpretation of the Public Information Act should be directed to legal counsel.

For more information on the Public Information Act, call the Office of the Attorney General's Open Government Hotline toll-free at 877-673-6839 or see the Office of the Attorney General's *Public Information Handbook* at texasattorneygeneral.gov/publicinfo_hb.pdf.

³⁶⁵ Tex. Gov't Code §552.301(a) and (b)

³⁶⁶ Tex. Gov't Code §552.301(a)

³⁶⁷ Tex. Gov't Code §552.301(d)

³⁶⁸ Tex. Gov't Code §552.205(a)

³⁶⁹ Tex. Gov't Code §552.205(a)

³⁷⁰ Tex. Gov't Code §552.012(b)

³⁷¹ Tex. Gov't Code §552.012(b)

³⁷² Tex. Gov't Code §552.012(c)

³⁷³ Tex. Gov't Code §552.321

³⁷⁴ Tex. Gov't Code §552.3215(e)

³⁷⁵ Tex. Gov't Code §552.3215(g)

³⁷⁶ Tex. Gov't Code §552.3215(i)

³⁷⁷ Tex. Gov't Code §552.3215(j)

³⁷⁸ Tex. Gov't Code §552.353

³⁷⁹ Tex. Gov't Code §552.352

³⁸⁰ Tex. Gov't Code §552.351

³⁸¹ Tex. Gov't Code §552.351

Open Meetings Act

The Open Meetings Act requires every regular, special or called meeting of a governmental body to be open to the public, except as provided.³⁸² The Open Meetings Act applies any time a quorum of a governmental body meets as provided under Government Code Section 551.001(4).³⁸³ Members may attend social occasions, workshops, ceremonial events, press conferences and candidate forums, appearances or debates without violating the law, provided formal action is not taken and any discussion of public business is incidental.³⁸⁴

If a governmental body takes an action in violation of the Open Meetings Act, then that action is voidable.³⁸⁵ Violation of the Open Meetings Act is a misdemeanor offense.³⁸⁶ A member commits a misdemeanor offense if the member or group of members knowingly conspires to circumvent the Open Meetings Act by meeting in numbers less than a quorum for the purpose of secret deliberations in violation of the Open Meetings Act.³⁸⁷

A governmental body must give written notice of the date, hour, place and subject of each meeting.³⁸⁸ The Open Meetings Act requires the posting of notices within certain time periods.³⁸⁹ It provides for posting meeting notices or adding agenda items for an already posted meeting when there is an emergency or when there is an urgent public necessity.³⁹⁰ The Open Meetings Act should be consulted regarding the place, content and the deadlines of postings.

For each meeting, a governmental body must prepare and keep minutes or make a recording.³⁹¹ The minutes must state the subject of each deliberation and indicate each vote, order, decision or other action taken.³⁹² These minutes and recordings of an open meeting are public records and must be available for public inspection and copying on request.³⁹³

In an open meeting, a person in attendance may make an audio or visual recording of all or any part of the governmental body meeting.³⁹⁴ A governmental body may adopt reasonable rules to maintain order at a meeting, but the rules may not prevent or unreasonably impair a person from exercising the right to record the meeting.³⁹⁵ These rules may relate to the location of recording equipment and the manner in which the recording is conducted.³⁹⁶

The Open Meetings Act provides exceptions to the requirement that meetings of a governmental body be open to the public and sets forth procedures relating to closed meetings.³⁹⁷ If there is a closed meeting, a governmental body must first convene in an open meeting with a quorum and follow certain procedures.³⁹⁸ A governmental body may not vote, make a decision or take a final action in a closed meeting.³⁹⁹ For each closed meeting, a governmental body must keep either a certified agenda or make a recording of the meeting, except for private consultations with the governmental body's attorney.⁴⁰⁰ The certified agenda or recording of a closed meeting must be preserved for at least two years after the date of the

³⁸² Tex. Gov't Code §551.002

³⁸³ Tex. Gov't Code §551.001(4)

³⁸⁴ Tex. Gov't Code §551.001(4)

³⁸⁵ Tex. Gov't Code §551.141

³⁸⁶ Tex. Gov't Code Chapter 551

³⁸⁷ Tex. Gov't Code §551.143(a)

³⁸⁸ Tex. Gov't Code §551.041

³⁸⁹ Tex. Gov't Code Chapter 551, Subchapter C

³⁹⁰ Tex. Gov't Code §551.045

³⁹¹ Tex. Gov't Code §551.021(a)

³⁹² Tex. Gov't Code §551.021(b)

³⁹³ Tex. Gov't Code §551.022

³⁹⁴ Tex. Gov't Code §551.023

³⁹⁵ Tex. Gov't Code §551.023

³⁹⁶ Tex. Gov't Code §551.023

³⁹⁷ Tex. Gov't Code Chapter 551, Subchapters D and E

³⁹⁸ Tex. Gov't Code §551.101

³⁹⁹ Tex. Gov't Code §551.102

⁴⁰⁰ Tex. Gov't Code §551.103

meeting or during any period in which litigation is pending regarding that meeting.⁴⁰¹ A district court may order that a certified agenda or recording of a closed meeting be available for public inspection.⁴⁰²

In part, some of the exceptions in the Open Meetings Act include certain meetings with the governmental body's attorney and meetings regarding personnel matters or real property deliberations. A governmental body may hold a closed meeting to seek the advice of its attorney about pending or contemplated litigation, a settlement offer or on a matter which requires the attorney to meet in a closed session to comply with the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.⁴⁰³ Otherwise, a governmental body may not conduct a private consultation with its attorney.⁴⁰⁴ A closed meeting may be held to deliberate the purchase, exchange, lease or value of real property if an open meeting deliberation would have a detrimental effect on negotiations for the governmental body.⁴⁰⁵ The Open Meetings Act does not require an open meeting to deliberate on certain personnel matters of a public officer or employee, including the deliberation of the appointment, employment, evaluation, reassignment, duties, discipline or dismissal; or to hear a complaint or charge against an officer or employee.⁴⁰⁶

Each elected or appointed public official of a governmental body subject to the Open Meetings Act must complete a training course.⁴⁰⁷ The official is required to complete a training course not later than the 90th day after taking the oath of office or otherwise assumes the duties as a public official.⁴⁰⁸ The Office of the Attorney General must ensure that the training is available.⁴⁰⁹ For more information regarding training by the Office of the Attorney General please see texasattorneygeneral.gov/og/open-government-training.

A governmental body must maintain and make available for public inspection the record of its members' completion of the training.⁴¹⁰ The failure of one or more members of a governmental body to complete the required training does not affect the validity of an action taken by the governmental body.⁴¹¹

Boards of directors should seek legal advice regarding the applicability of the Open Meetings Act to board meetings. For more information on the Open Meetings Act, call the Office of the Attorney General's Open Government Hotline toll-free at 1-877-673-6839 or see the Office of the Attorney General's *Open Meetings Act Handbook* at texasattorneygeneral.gov/sites/default/files/files/divisions/open-government/openmeetings_hb.pdf.

⁴⁰¹ Tex. Gov't Code §551.104(a)

⁴⁰² Tex. Gov't Code §551.104(b) and (c)

⁴⁰³ Tex. Gov't Code §551.071

⁴⁰⁴ Tex. Gov't Code §551.071

⁴⁰⁵ Tex. Gov't Code §551.072

⁴⁰⁶ Tex. Gov't Code §551.074(a)

⁴⁰⁷ Tex. Gov't Code §551.005(a)

⁴⁰⁸ Tex. Gov't Code §551.005(a)

⁴⁰⁹ Tex. Gov't Code §551.005(b)

⁴¹⁰ Tex. Gov't Code §551.005(c)

⁴¹¹ Tex. Gov't Code §551.005(f)

CAD Operations

Each CAD *must* establish an office located in the county for which the appraisal district is established and a CAD may establish branch offices outside the county.⁴¹² A board of directors may contract with another CAD or with a taxing unit in the district to perform the duties of the appraisal district office for the CAD.⁴¹³

Ownership or Lease of Real Property

The board of directors may purchase or lease real property and may construct improvements as necessary to establish and operate the CAD office or a branch office.⁴¹⁴



For a CAD to acquire or convey real property or construct or renovate a building or other improvement, three-fourths of the voting taxing units must approve.⁴¹⁵ The board of directors by resolution may propose a property transaction or other action that requires approval of the taxing units.⁴¹⁶ The chief appraiser must notify each taxing unit entitled to vote on the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal.⁴¹⁷ On or before the 30th day after the date a taxing unit receives notice of a proposal, the governing body of the taxing unit by resolution may approve or disapprove the proposal.⁴¹⁸ If a governing body fails to act by that time or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved.⁴¹⁹

⁴¹² Tex. Tax Code §6.05(a)

⁴¹³ Tex. Tax Code §6.05(b)

⁴¹⁴ Tex. Tax Code §6.051(a)

⁴¹⁵ Tex. Tax Code §6.051(b)

⁴¹⁶ Tex. Tax Code §6.051(b)

⁴¹⁷ Tex. Tax Code §6.051(b)

⁴¹⁸ Tex. Tax Code §6.051(b)

⁴¹⁹ Tex. Tax Code §6.051(b)

If a conveyance of real property owned by the CAD is approved, the board of directors may convey the real property and the proceeds are credited to each participating taxing unit in proportion to the taxing unit's allocation of the budget in the year in which the transaction occurs.⁴²⁰

Technological Capabilities

The Tax Code requires CADs to electronically furnish certain material or communicate electronically in specific circumstances; CADs need to have the technological capabilities to fulfill these requirements.

When a property owner is required by the Tax Code to use a form, the office or agency with which the form is filed must make printed and electronic versions of the forms readily and timely available and must furnish a property owner a form without charge.⁴²¹

A chief appraiser may enter into agreements with any property owner or a person designated by the property owner for the electronic delivery of any notice, rendition, application form, completed application, or requested information.⁴²²

Property owners whose property is included in 25 or more accounts in a CAD with a population of more than 200,000 can request to enter into an agreement to receive notices of appraised value in electronic format.⁴²³ The chief appraiser is required to enter into an agreement for that purpose if requested by this type of property owner and must deliver the notice in accordance with the electronic medium, format, content, and method prescribed by the Comptroller's office.⁴²⁴

⁴²⁰ Tex. Tax Code §6.051(c)

⁴²¹ Tex. Tax Code §1.09

⁴²² Tex. Tax Code §1.085(a) and (b)

⁴²³ Tex. Tax Code §1.085(g)

⁴²⁴ Tex. Tax Code §1.085(g)

In counties with more than 200,000 population and in counties that have implemented systems that allow electronic communications, the chief appraiser is required to notify property owners of the availability of electronic communications along with the necessary agreement forms.⁴²⁵

CADs that are in a county with a population of 500,000 or more must implement a system that allows the designation of a property tax agent to be signed and filed electronically.⁴²⁶

CADs must implement a system that allows a residence homestead owner to electronically:

1. file a notice of protest with the ARB regarding the determination of appraised value or unequal appraisal;
2. receive and review comparable sales data and other evidence that the chief appraiser intends to use at the protest hearing before the board;
3. receive, as applicable, a notice from the CAD that a settlement offer will not be made or receive a settlement offer from the CAD to correct the appraisal records by changing the market value and, if applicable, the appraised value of the property to the value as redetermined by the CAD; or
4. accept or reject a CAD settlement offer.⁴²⁷

This requirement applies to counties that maintain Internet websites (mandatory for counties with populations of 500,000 or more).⁴²⁸

CADs should work with the Comptroller's office to ensure Internet compatibility.

Records System

Tax Code Section 5.07 and Comptroller Rule 9.3003 require offices appraising property to develop and maintain tax records system. Any of the required information may be maintained electronically rather than in physical documents. Such a system must include the following:

- appraisal cards;
- maps;
- rendition forms;
- report of decreased value forms;

⁴²⁵ Tex. Tax Code §1.085(h)

⁴²⁶ Tex. Tax Code §1.111(b)

⁴²⁷ Tex. Tax Code §41.415(b)

⁴²⁸ Tex. Tax Code §41.415(a)

- appraisal records of all property;
- tax roll of any taxing unit for whom the appraisal district assesses or collects;
- delinquent tax roll of any taxing unit for whom the office collects;
- alphabetical index;
- partial exemption lists;
- absolute exemption lists; and
- lists of properties receiving appraisal as open-space land; agricultural use; timber use; recreational, park and scenic land; and public access airports.

Appraisal Records of All Property

Provisions in Tax Code Chapter 25 and Comptroller Rule 9.3004 requires all CAD offices to develop and maintain appraisal records of all property. These records must be two lists: one for real property and one list for personal property and must contain specified information as applicable. Any required information may be maintained electronically rather than in physical documents.

Appraisal Cards

Comptroller Rule 9.3001 requires that all CAD offices that appraise property must develop and maintain a system of appraisal cards for all parcels of real estate which each office is required to appraise. A separate appraisal card must be developed and maintained for each parcel of residential or commercial real estate with specified items of information related to the land and to the improvements on the parcel. Many of these items of information, plus additional specified information, must be on the appraisal card for each parcel of rural or acreage real estate. The appraisal cards may be maintained electronically rather than in physical documents.

Maps

In meeting the chief appraiser's principal responsibility to locate, record and appraise all property in the CAD, a complete set of maps is indispensable. Maps enable appraisers to locate each real property parcel, identify its size and shape and determine its relationship to factors that affect its value. Maps also serve to display market and statistical data, appraisal comparisons and land appraisals.

Comptroller Rule 9.3002 requires all appraisal districts and tax offices appraising property to establish and maintain a system of tax maps covering the entire area of the taxing units

for whom each office appraises property. The tax map system must be annually updated to incorporate any new subdivisions or property transfers as indicated by the filing of subdivision plats or deeds with the county clerk's office of the county or counties in which the taxing units for whom each office appraises property are located. Any of the information may be maintained electronically rather than physical documents.

Local Government Records Management

CADs are subject to the preservation, microfilming, destruction and other records disposition provisions of Local Government Code Chapter 203.⁴²⁹ For additional information about records management and retention, see the Texas State Library and Archives Commission at www.tsl.texas.gov.

⁴²⁹ Tex. Tax Code §6.13

CAD Personnel

The CAD board of directors may employ a general counsel for the CAD to serve at the will of the board.⁴³⁰ The general counsel must provide counsel directly to the board and perform other duties and responsibilities as determined by the board.⁴³¹ The general counsel is entitled to compensation as provided by the budget adopted by the board.⁴³²

Through adopting the budget, the board of directors may direct the size and qualifications of staff, as well as set the goals and objectives of the CAD through its personnel. The chief appraiser may employ and compensate professional, clerical and other personnel as provided by the budget, with the exception of a general counsel to the CAD.⁴³³

A chief appraiser may not employ persons who are related to directors within the second degree by affinity or within the third degree by consanguinity as determined under Government Code Chapter 573.⁴³⁴ A person commits an offense if the person intentionally or knowingly violates this prohibition; the offense is a misdemeanor punishable by a fine of at least \$100 and up to \$1,000.⁴³⁵

Personnel Policy

IAAO's *Property Appraisal and Assessment Administration* provides general guidance on personnel management, including selection of employees, employee development, compensation, internal communication, motivation and leadership and system issues in management.⁴³⁶

Personnel manuals can inform employees about the CAD's goals and objectives, policies, procedures and guidelines to follow in the course of their duties. Manuals should be reviewed and updated on a regular basis. Examples of CAD personnel manuals are at comptroller.texas.gov/taxes/property-tax/personnel-policies/index.php.

Consult legal counsel for advice in preparing personnel policy manuals or handbooks.

Professional Development

According to IAAO's *Standard on Professional Development*, "in-service training and continuing education of assessment personnel are essential parts of an effective program"⁴³⁷

Certain CAD employees register with and attain certification from TDLR. Registrants must pass one or more examinations to be certified and must participate to the extent required by TDLR in continuing education programs to maintain registration.⁴³⁸ An individual may not serve as a chief appraiser unless the individual has completed chief appraiser training pursuant to Occupations Code Section 1151.164 and Tax Code Section 5.042.⁴³⁹ This prohibition does not apply to a county TAC who serves as chief appraiser under Tax Code Section 6.05(c).⁴⁴⁰ It applies only to a chief appraiser appointed on or after July 1, 2006.⁴⁴¹ Also, a person may serve in a temporary, provisional or interim capacity as chief appraiser for up to one year without completing the required training.⁴⁴²

⁴³⁰ Tex. Tax Code §6.05(j)

⁴³¹ Tex. Tax Code §6.05(j)

⁴³² Tex. Tax Code §6.05(j)

⁴³³ Tex. Tax Code §6.05(d)

⁴³⁴ Tex. Tax Code §6.05(f)

⁴³⁵ Tex. Tax Code §6.05(f)

⁴³⁶ IAAO, *Property Appraisal and Assessment Administration*, (1990), pp. 429 to 439

⁴³⁷ IAAO, *Standard on Professional Development*, (January 2013), p. 5. www.iaao.org/media/standards/Professional_dev_2013.pdf (Last visited Dec. 29, 2015)

⁴³⁸ Tex. Occupations Code §§1151.161 and 1151.1581

⁴³⁹ Tex. Tax Code §5.042(a)

⁴⁴⁰ Tex. Tax Code §5.042(c)

⁴⁴¹ Texas H.B. 2382, 79th Leg., Reg. Sess. (2005)

⁴⁴² Tex. Tax Code §5.042(b)

Chief appraisers are required to complete at least half of their required continuing education hours in programs devoted to one or more of the topics listed in Occupations Code Section 1151.164(b) and at least two of the hours in ethics specific to maintaining the independence of an appraisal office from political pressure.⁴⁴³

A CAD should budget funds to cover necessary training and education expenses. A CAD is required to reimburse a CAD employee for all actual and necessary expenses, tuition and other fees and costs of materials incurred in attending, with approval of the chief appraiser, a course or training program sponsored or approved by TDLR.⁴⁴⁴

⁴⁴³ Tex. Occupations Code §1151.1581

⁴⁴⁴ Tex. Tax Code §5.04(b)

Assessment and Collection Functions

A taxing unit and a commissioner's court may contract with another taxing unit to perform their assessment and collection functions.⁴⁴⁵ The Tax Code provides procedures for taxing units to follow to consolidate assessment, collection or assessment and collection functions with a CAD.⁴⁴⁶ The CAD may be responsible for these functions for one or more of the CAD's taxing units.

If a CAD does assess, collect or assess and collect, please see Tax Code Subtitle E regarding collections and delinquency.

Interlocal Contracts

The board of directors may enter a contract with a taxing unit or a commissioner's court to collect and assess taxes for that taxing unit or county (with county TAC approval).⁴⁴⁷ These contracts are subject to the Interlocal Cooperation Act.⁴⁴⁸ The contract may provide for the collecting entity to contract with an attorney to collect delinquent taxes.⁴⁴⁹



If a county contracts to have its taxes assessed and collected by another entity, the contract must require the assessment and collection of all the taxes the county is required to assess and collect except for special inventory taxes assessed and collected under specified provisions.⁴⁵⁰ The Attorney General has held that Tax Code Section 6.24 is construed as authorizing a

contract to obtain assistance for the county TAC, as opposed to supplanting the TAC.⁴⁵¹

Consolidation Election

Pursuant to Tax Code Section 6.26, qualified voters may petition to consolidate the assessment and collection of property taxes. The Attorney General has held that Tax Code Section 6.26 is unconstitutional insofar as it contravenes the Texas Constitution, VIII, Section 14 and that the Legislature may not authorize the electorate to divest the county TAC of the assessment and collection duties, other than appraisal functions.⁴⁵²

Qualified voters residing in a CAD may petition to require an election to determine whether to require the CAD, county TAC or a specified taxing unit within the CAD to assess, collect or assess and collect property taxes on property appraised by the CAD for all taxing units.⁴⁵³

If a taxing unit assesses, collects or assesses and collects its own property taxes, the qualified voters of that taxing unit may submit a petition to the governing body of the taxing unit to require an election to determine whether to require the CAD, the county TAC or another taxing unit to assess, collect or assess and collect the taxing unit's property taxes.⁴⁵⁴

For a petition to be valid, it must make certain statements and be signed by a specified amount or percentage of certain qualified voters.⁴⁵⁵

The petition may require the CAD, the county TAC or a specified taxing unit within the CAD to perform the consolidated functions.⁴⁵⁶ Neither a CAD nor a taxing unit may be required by an election to assess, collect or assess and collect taxes on property outside the CAD's boundaries.⁴⁵⁷

⁴⁴⁵ Tex. Tax Code §6.24(a) and (b)

⁴⁴⁶ Tex. Tax Code §6.26

⁴⁴⁷ Tex. Tax Code §6.24(a) and (b)

⁴⁴⁸ Tex. Tax Code §6.24(a) and (b)

⁴⁴⁹ Tex. Tax Code §6.24(d)

⁴⁵⁰ Tex. Tax Code §6.24(b) and (c)

⁴⁵¹ Tex. Att'y Gen. Op. JM-833 (1987)

⁴⁵² Tex. Att'y Gen. Op. JM-833 (1987)

⁴⁵³ Tex. Tax Code §6.26(a)

⁴⁵⁴ Tex. Tax Code §6.26(b)

⁴⁵⁵ Tex. Tax Code §6.26(c)

⁴⁵⁶ Tex. Tax Code §6.26(a)

⁴⁵⁷ Tex. Tax Code §6.26(j)

If the commissioner's court or the taxing unit's governing body finds that a petition is valid, it must order an election in the CAD or taxing unit on the next uniform election date prescribed by the Election Code that is more than 60 days after the last day on which it could have acted on the petition.⁴⁵⁸

If a majority of the qualified voters who voted in the election favor the proposition, the CAD, county TAC or specified taxing unit named on the ballot must perform the functions specified by the ballot beginning with the next time property taxes are assessed or collected, as applicable, that is more than 90 days after the date of the election. When the performance of a function begins before that time period, a function may be consolidated if the governing bodies agree, including the CAD board of directors if the CAD is involved.⁴⁵⁹

A consolidation may not be terminated within two years after the consolidation date.⁴⁶⁰

A taxing unit must pay the actual cost of the consolidated functions to the office or entity that performs the functions pursuant to an election.⁴⁶¹ Actual costs have been defined by the Attorney General as those costs that the collecting taxing unit or CAD incurs over and above those it would incur if it were not collecting for another taxing unit.⁴⁶²

A taxing unit may require a bond when a CAD collects for the taxing unit.⁴⁶³ The taxing unit must pay the premium for the bond from its general fund or as provided by intergovernmental contract.⁴⁶⁴

Annual Collection Budget

If a CAD is assessing and collecting, the district should outline the costs in a separate budget.⁴⁶⁵ If the CAD performs assessment and collection functions under contract, the budget should be based on the contract. If the CAD collects under an election, the budget should be based on actual costs among the taxing units served.⁴⁶⁶ The CAD must allocate costs only to those taxing units for which it performs assessment and collection functions.⁴⁶⁷

Special items in the annual collection budget could include required bonds, services of a delinquent tax attorney and court fees (if the CAD is handling delinquent collections).

⁴⁵⁸ Tex. Tax Code §6.26(e)

⁴⁵⁹ Tex. Tax Code §6.26(f)

⁴⁶⁰ Tex. Tax Code §6.26(i)

⁴⁶¹ Tex. Tax Code §6.26(g)

⁴⁶² Tex. Att'y Gen. Op. JM-996 (1988)

⁴⁶³ Tex. Tax Code §6.29(b)

⁴⁶⁴ Tex. Tax Code §6.29(c)

⁴⁶⁵ Tex. Att'y Gen. Op. GA-0030 (2003)

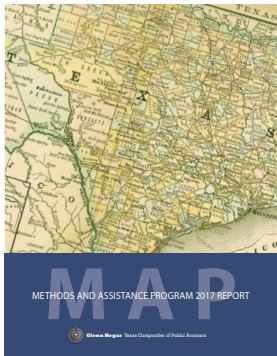
⁴⁶⁶ Tex. Att'y Gen. Op. JM-996 (1988)

⁴⁶⁷ Tex. Att'y Gen. Op. GA-0030 (2003)

Comptroller Review of CADs

The Comptroller's office provides technical assistance to local taxing units and taxpayers on property tax issues, but it cannot intervene in local tax matters. The Comptroller's office is required to adopt rules establishing minimum standards for CAD administration and operations and is also required to conduct reviews of CAD operations.⁴⁶⁸

Methods and Assistance Program (MAP)



At least once every two years, PTAD must review each CAD's governance, taxpayer assistance and the operating and appraisal standards, procedures and methodology to determine compliance with generally accepted standards, procedures and methodology.⁴⁶⁹ After consultation with the Property Tax Administration Advisory Board, the Comptroller's office by rule may establish

procedures and standards for conducting and scoring the review.⁴⁷⁰ Comptroller Rule 9.301 provides procedures and standards for the reviews and additional MAP information is available at comptroller.texas.gov/taxes/property-tax/map/index.php.

In conducting the review, the Comptroller's office is entitled to access to all CAD records and reports, to copy or print these materials and to the assistance of the CAD's officers and employees.⁴⁷¹

At the conclusion of the review, the Comptroller's office must, in writing, notify the CAD of its performance in the

review.⁴⁷² If there is a finding of non-compliance with generally accepted standards, procedures and methodology, or certain Comptroller-issued manuals, the Comptroller's office must deliver a report that details the findings and recommendations for improvement to the following:

1. the CAD's chief appraiser and board of directors; and
2. the superintendent and board of trustees of each school district participating in the CAD.⁴⁷³

If a CAD fails to comply with the report's recommendations and the Comptroller's office finds that the CAD board of directors failed to take remedial action reasonably designed to ensure substantial compliance with each report recommendation before the first anniversary of the date the report was issued, the Comptroller's office must notify TDLR.⁴⁷⁴ TDLR must take action necessary to ensure that the recommendations in the report are implemented as soon as practicable.⁴⁷⁵ If TDLR takes action, then before Feb. 1 of the year following the year in which action is taken, TDLR must, with the assistance of the Comptroller's office, determine whether the recommendations in the most recent report have been substantially implemented.⁴⁷⁶ TDLR must notify the CAD's chief appraiser and the board of directors in writing of the determination.⁴⁷⁷

Property Value Study (PVS)

Government Code Section 403.302 requires the Comptroller's office to conduct a study to determine the total taxable value of all property in each school district at least once every two years. This study is referred to as the Property Value Study (PVS).

⁴⁶⁸ Tex. Tax Code §§5.03, 5.10, 5.102, 5.12 and Tex. Gov't Code §403.302

⁴⁶⁹ Tex. Tax Code §6.16(a 1-3)

⁴⁷⁰ Tex. Tax Code §5.102(a)

⁴⁷¹ Tex. Tax Code §5.102(b)

⁴⁷² Tex. Tax Code §5.102(c)

⁴⁷³ Tex. Tax Code §5.102(c)

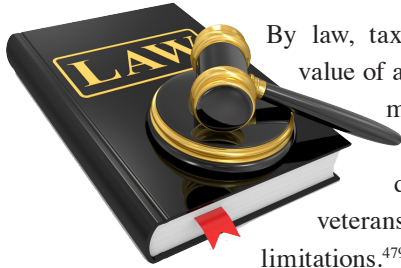
⁴⁷⁴ Tex. Tax Code §5.102(d)

⁴⁷⁵ Tex. Tax Code §5.102(d)

⁴⁷⁶ Tex. Tax Code §5.102(e)

⁴⁷⁷ Tex. Tax Code §5.102(e)

The primary purpose of the PVS is to help ensure equitable distribution of state funding for public education. Texas funds public education through state and local funds. Local funding comes from property taxes.⁴⁷⁸ The chief appraiser of each CAD determines local property values and school districts set tax rates that determine the amount of local tax revenue. Texas bases state funding, in part, on the total taxable property value within each school district, as determined by the PVS.



By law, taxable value equals the market value of all taxable property in a district, minus certain exemptions and deductions such as state-mandated homestead and disabled veterans' exemptions as well as value limitations.⁴⁷⁹ Deductions are made for reinvestment zones, freeport exemptions, productivity appraisal of qualified agricultural lands, the school tax ceiling for homeowners age 65 and older or disabled and other state-mandated exemptions.⁴⁸⁰

To estimate a school district's taxable value, the Government Code requires the Comptroller's office to do the following:

- use generally accepted sampling, standard valuation, statistical compilation and analysis techniques;
- ensure that different levels of appraisal on sold and unsold property do not adversely affect the accuracy of the study and that different levels of appraisal resulting from protests to the ARB on the grounds of market or appraised value or unequal appraisal (Tax Code Sections 41.41(a)(1) or (2)) are appropriately adjusted in the study; and
- test the validity of taxable values and presume that appraisal roll values represent taxable value when local value is determined to be valid.⁴⁸¹

The Comptroller's office tests the taxable values the CAD assigns to each property category by constructing a statistical margin of error around the estimate of value for selected property categories in each school district.⁴⁸² The Comptroller's office considers values valid, or acceptable, when they

are within the margin of error.⁴⁸³ The Comptroller's office considers values outside this margin of error invalid.⁴⁸⁴

If the locally appraised value in a school district (local value) is valid, the Comptroller's office certifies the local value to the Commissioner of Education.⁴⁸⁵ If the local value is invalid, the Comptroller's office certifies the state value, unless the school district's value is higher than the acceptable range or the school district is eligible for a grace period (a period during which state law allows local value to be used even though the school district's property values are not at market value).⁴⁸⁶

The Education Code provides how the Commissioner of Education uses the findings of the PVS to determine state aid in school funding.

The secondary purpose of the PVS is to collect data to provide taxpayers, school districts, CADs and the Legislature with measures of CAD performance. Tax Code Section 5.10 requires the Comptroller's office to measure CAD performance at least once every two years and to publish the results. The Comptroller's office measures the level and uniformity of property tax appraisals using data collected in the PVS. The level of appraisal shows whether the CAD has appraised properties at 100 percent of the legally required level—normally the market value. The uniformity of appraisal indicates how much the percentage of market value varies from property to property.

Additional information regarding the PVS is available at: comptroller.texas.gov/taxes/property-tax/index.php.

Performance Audits

The Comptroller's office must perform performance audits of CADs that fail to meet specified standards for two consecutive studies conducted by the Comptroller's office under Tax Code Section 5.10.⁴⁸⁷ Existence of any one of the following conditions for two consecutive years triggers an audit:

1. the overall median level of appraisal for all properties in the CAD is less than 0.75 as determined in the Comptroller's study;

⁴⁷⁸ Tex. Gov't Code §403.301

⁴⁷⁹ Tex. Gov't Code §403.302(d)

⁴⁸⁰ Tex. Gov't Code §403.302(d)

⁴⁸¹ Tex. Gov't Code §403.302(b) and (c)

⁴⁸² Tex. Gov't Code §403.302(c)

⁴⁸³ Tex. Gov't Code §403.302(c)

⁴⁸⁴ Tex. Gov't Code §403.302(c)

⁴⁸⁵ Tex. Gov't Code §403.302(c)

⁴⁸⁶ Tex. Gov't Code §§403.302(c) and 403.3011(2)

⁴⁸⁷ Tex. Tax Code §5.12(a)

2. the coefficient of dispersion around the median of the overall property sample is greater than 0.30; or
3. the difference between median levels of appraisal for any two property classes is greater than 0.45.⁴⁸⁸

Under certain circumstances, the Comptroller's office must also complete an audit if a majority of participating taxing units or a majority of voting taxing units submit a written request to the Comptroller's office for a performance audit or an audit of only one or more particular matters.⁴⁸⁹

Additionally, owners of at least 10 percent of accounts or parcels of property in a single class can petition for a performance audit (but only if the class makes up at least 5 percent of the total property value in the district).⁴⁹⁰ Further, on written request, property owners may request an audit if the owners represent not less than 10 percent of the appraised value of all the property in the CAD belonging to a single class of property if that property class makes up at least 5 percent of the CAD's total property value.⁴⁹¹

Taxing units and property owners may not request an audit if, for the last two PVS under Tax Code Section 5.10:

1. the overall median of appraisal for all of the CAD's property is more than 0.90 and less than 1.10;
2. the coefficient of dispersion for the overall property sample in the study is less than 0.15; and
3. the difference between the highest and lowest median appraisal levels for the various property classes is less than 0.20.⁴⁹²

A request for a CAD performance audit may not be made:

1. during the two years immediately following the publication of the second of two consecutive studies according to which the Comptroller's office is required to conduct an audit of the CAD;
2. during the year immediately following the date the results of an audit of the CAD conducted by the Comptroller's office are reported to the chief appraiser of the CAD; or
3. during a year in which the Comptroller's office is conducting a MAP review of the CAD under Tax Code Section 5.102.⁴⁹³

CADs must bear the cost of audits triggered by study results or triggered by a taxing unit request for an audit.⁴⁹⁴ The cost of a taxpayer-requested audit is borne by the requesting taxpayers.⁴⁹⁵ However, the CAD must reimburse the cost of a taxpayer-requested audit if the audit's results show that the median level of appraisal for a class of property exceeds 1.10 or the median level of appraisal for one class of property varies by at least 10 percent from the overall median level of property in the CAD.⁴⁹⁶

The Comptroller's office must report the results of the audit in writing to the governing body of each participating taxing unit, the chief appraiser and to the presiding officer of the CAD board of directors.⁴⁹⁷ If it is a taxpayer-requested audit, the Comptroller's office must also provide a report to a representative of the property owners who requested the audit.⁴⁹⁸

⁴⁸⁸ Tex. Tax Code §5.12(a)

⁴⁸⁹ Tex. Tax Code §5.12(b)

⁴⁹⁰ Tex. Tax Code §5.12(c)

⁴⁹¹ Tex. Tax Code §5.12(c)

⁴⁹² Tex. Tax Code §5.12(d)

⁴⁹³ Tex. Tax Code §5.12(e)

⁴⁹⁴ Tex. Tax Code §5.13(g)

⁴⁹⁵ Tex. Tax Code §5.13(g)

⁴⁹⁶ Tex. Tax Code §5.13(g)

⁴⁹⁷ Tex. Tax Code §5.13(f)

⁴⁹⁸ Tex. Tax Code §5.13(f)

For more information, visit our website:
comptroller.texas.gov/taxes/property-tax

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