

# Impact of SB 23 on Texas Over-65 and Disabled Homesteads

**Senate Bill 23** increases the additional Over 65/Disabled Homestead Exemption from the current \$10,000 to **\$60,000**, an increase of \$50,000.

**Senate Bill 4 and Senate Bill 23** together increase the Homestead Exemption for Over-65 and Disabled Texans to a total of **\$200,000**, if approved by voters in November 2025.

**Senate Bill 1** provides for 6.01 cents of school district tax rate compression, lowering the average ISD tax rate from \$0.9766 to **\$0.9165**.

SB 23 Savings	\$454.30
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SB 1 & SB 4 Combined Savings	<u>\$484.42</u>
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<b>Total Estimated Savings</b>	<b>\$938.72</b>
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# Tax Year 2024 Estimate of Over-65 and Disabled Homesteads with \$0 ISD Property Tax Bill

21 out of 30 of the Most Populous Counties in Texas	Total # of Over 65 and Disabled Homestead Properties	# of Over 65 and Disabled Homestead properties with ISD tax bill equal to \$0	% of Over 65 and Disabled Homestead properties with ISD tax bill equal to \$0	Average Over 65 and Disabled Levy by ISD	Average O65/Disabled Taxable Value
Harris County	135,985	67,335	50%	\$931.46	\$201,797
Dallas County	108,666	58,026	53%	\$1,940.53	\$384,120
Tarrant County	139,149	62,078	45%	\$2,333.57	\$210,582
Bexar County	166,428	87,932	53%	\$487.34	\$112,947
Travis County	75,660	18,146	24%	\$2,451.15	\$474,852
Denton County	57,274	10,463	18%	\$1,928.20	N/A
Fort Bend County	63,870	14,550	23%	\$1,174.95	\$209,328
Hidalgo County	58,648	44,343	76%	\$166.92	\$33,556
El Paso County	68,633	50,059	73%	\$186.87	\$49,631
Montgomery County	53,695	18,572	35%	\$1,172.28	\$224,470
Williamson County	47,191	8,925	19%	\$1,604.25	N/A
Cameron County	33,132	32,532	98%	\$4,521.00	\$37,239
Brazoria County	30,936	20,365	66%	\$719.65	\$144,807
Bell County	29,023	14,299	49%	\$795.00	\$246,279
Galveston County	12,542	6,477	52%	\$576.28	\$142,084
Nueces County	33,818	24,484	72%	\$598.02	\$117,578
Ellis County	18,656	7,085	38%	\$723.04	\$139,124
Johnson County	19,345	10,088	52%	\$668.84	\$128,755
Comal County	122,204	20,092	16%	\$552.16	N/A
Guadalupe County	15,456	7,943	51%	\$707.88	N/A
Smith County	25,079	11,954	48%	\$780.59	\$133,018
<b>Total</b>	<b>1,315,390</b>	<b>595,748</b>	<b>45%</b>	<b>\$1,191.43</b>	<b>\$175,892</b>

Notes:

- All ISD Specific Data is Available
- 4 Remaining Data Points (N/A) have been requested
- All data was collected by each County Assessor-Collector/Tax Office
- All 5th column data points are the taxable values not assessed or appraised values

# History of Recent Homestead Exemptions and Over-65 “Freeze Value” Changes by Constitutional Amendment



## May 2022

**Prop 1:** Changed Over-65 and Disabled “Freeze Values” to reflect actual tax reductions based on increased exemptions and State-funded M&O property tax rate cuts. Approval was 87%.

**Prop 2:** Increased ISD Homestead exemption from \$25K to \$40K for all 5.7 Texas Homeowners. Approved by 85%.



## November 2023

Record \$22.7 billion Property Tax cut approved by voters at 83.44% Increased the ISD Homestead Exemption from \$40K to \$100K plus the creation of the Property Tax Relief Fund.

# November 2025 Constitutional Amendment Election



- ❖ **SB 4** -- Raising the ISD Homestead Exemption 40% -- from \$100K to **\$140K** for all 5.7 million Texas Homesteads. Combined with SB 1 tax rate compression, provides average savings of **\$484.42**
- ❖ **SB 23** -- Raising Over-65 and Disabled exemption an additional \$50K -- from \$10K to \$60K, totaling **\$200K** for over 2.08 million Texas Homesteads. Provides additional savings of **\$454.30**

# Business Personal Property Exemption Increase

- A proposed Constitutional Amendment, if approved by voters in November 2025, would increase the exemption to **\$125,000**, will save the average business **\$2,499**.
- There are protections in the bill to prevent abuse of this new increase.
- A benefit, in addition to the increase of the exemption amount, is the reduction in time and expense businesses require to complete their renditions forms.