

Texas Property Tax Code Offers Some Relief For Victims Of Latest Disasters

O'Connor highlights that the recent Texas Property Tax Code offers some relief for victims of the latest disasters.

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Temporary Disaster Exemption Information: Texas property owners affected by recent weather disasters may qualify for substantial property tax relief for 2024. If the value of improvements is damaged by at least 15% by a disaster recognized by Governor Abbott, property owners qualify for a partial property tax exemption. This includes all types of property, residential commercial and business personal property that are at least 15% damaged by a disaster recognized by the governor. However, there are strict timelines to file and claim the disaster tax exemption. Expect the appraisal district to expect proof of the amount of damage.



Disaster Declarations and Deadlines



County	Disaster Declaration	Deadline to Apply	County	Disaster Declaration	Deadline to Apply
Anderson County	04-30-24	08-12-24	Jones County	05-22-24	09-04-24
Angelina County	05-02-24	08-14-24	Karnes County	05-02-24	08-14-24
Austin County	05-02-24	08-14-24	Kaufman County	04-30-24	08-12-24
Bandera County	05-02-24	08-14-24	Kendall County	05-02-24	08-14-24
Bastrop County	05-02-24	08-14-24	Kerr County	05-02-24	08-14-24
Baylor County	04-30-24	08-12-24	Kimble County	05-02-24	08-14-24
Bell County	05-02-24	08-14-24	Knox County	04-30-24	08-12-24
Bexar County	05-02-24	08-14-24	Lamar County	05-22-24	09-04-24
Blanco County	05-02-24	08-14-24	Lampasas County	05-02-24	08-14-24
Bosque County	05-02-24	08-14-24	Lavaca County	05-02-24	08-14-24
Brazos County	05-02-24	08-14-24	Lee County	05-02-24	08-14-24
Brown County	05-15-24	08-27-24	Leon County	04-30-24	08-12-24
Burleson County	05-02-24	08-14-24	Liberty County	04-30-24	08-12-24
Burnet County	05-02-24	08-14-24	Limestone County	04-30-24	08-12-24
Caldwell County	05-02-24	08-14-24	Llano County	05-02-24	08-14-24
Calhoun County	05-22-24	09-04-24	Madison County	04-30-24	08-12-24
Chambers County	04-30-24	08-12-24	Mason County	05-02-24	08-14-24
Cherokee County	05-02-24	08-14-24	McDulloch County	05-15-24	08-27-24
Clay County	05-07-24	08-19-24	McLennan County	04-30-24	08-12-24
Coleman County	05-07-24	08-19-24	Medina County	05-02-24	08-14-24
Colorado County	05-02-24	08-14-24	Menard County	05-15-24	08-27-24
Comal County	05-02-24	08-14-24	Milam County	05-02-24	08-14-24
Concho County	05-15-24	08-27-24	Mills County	05-07-24	08-19-24
Coryell County	05-02-24	08-14-24	Montgomery County	04-30-24	08-12-24
DeWitt County	05-02-24	08-14-24	Nacogdoches County	05-02-24	08-14-24
Delta County	05-22-24	09-04-24	Navarro County	04-30-24	08-12-24
Dickens County	04-30-24	08-12-24	Newton County	05-02-24	08-14-24
Eastland County	05-07-24	08-19-24	Orange County	05-02-24	08-14-24
Ellis County	04-30-24	08-12-24	Panola County	05-02-24	08-14-24
Falls County	05-02-24	08-14-24	Polk County	04-30-24	08-12-24
Fayette County	05-02-24	08-14-24	Robertson County	05-02-24	08-14-24
Freestone County	04-30-24	08-12-24	Rusk County	05-02-24	08-14-24
Galveston County	04-30-24	08-12-24	Sabine County	05-02-24	08-14-24
Gillespie County	05-02-24	08-14-24	San Augustine County	05-02-24	08-14-24
Gonzales County	05-02-24	08-14-24	San Jacinto County	04-30-24	08-12-24
Gregg County	05-02-24	08-14-24	San Saba County	05-15-24	08-27-24
Grimes County	04-30-24	08-12-24	Shelby County	05-02-24	08-14-24
Guadalupe County	05-02-24	08-14-24	Smith County	05-02-24	08-14-24
Hamilton County	05-02-24	08-14-24	Somervell County	04-30-24	08-12-24
Hardin County	05-02-24	08-14-24	Surton County	05-15-24	08-27-24
Harris County	04-30-24	08-12-24	Tarrant County	04-30-24	08-12-24
Haskell County	04-30-24	08-12-24	Travis County	05-02-24	08-14-24
Hays County	05-02-24	08-14-24	Trinity County	04-30-24	08-12-24
Henderson County	05-02-24	08-14-24	Tyler County	04-30-24	08-12-24
Hill County	04-30-24	08-12-24	Van Zandt County	05-02-24	08-14-24
Hood County	04-30-24	08-12-24	Walker County	04-30-24	08-12-24
Houston County	05-02-24	08-14-24	Waller County	05-02-24	08-14-24
Hunt County	04-30-24	08-12-24	Washington County	05-02-24	08-14-24
Jasper County	05-02-24	08-14-24	Wichita County	04-30-24	08-12-24
Jefferson County	05-02-24	08-14-24	Williamson County	05-02-24	08-14-24
Johnson County	05-02-24	08-14-24	Wilson County	05-02-24	08-14-24

Disaster Declarations and Deadlines

2024 Tough Year for Weather Disaster in Texas

Many Texas property owners have been in for a rough ride so far in 2024. Weather related incidents have not been kind to the property owners in the state. Governor Greg Abbott issued a disaster declaration for 29 counties on April 30, which has since been amended three times. The most recent update was issued May 15, bringing the total to 98 of 254 Texas counties included because of hazards related to severe storms and flooding that have resulted in damage to both residential and commercial property. As many residents of Harris and Waller county may have

noticed, this timeline does not account for damage incurred by the derecho storm that struck the city of Houston and surrounding metropolitan area on May 16, 2024, so many eyes are sure to be on the governor's office to see if and when further amendments will be made to add the most recent devastation to the declaration.

Both Homeowners and Commercial Property Owners Qualify for this Property Tax Exemption

As homeowners and businesses suffer the financial pain brought on by these catastrophic events, there is a system in place to provide some measure of respite. Texas Tax Code has provisions in place to allow property owners to claim a temporary exemption for disaster damage. In order to qualify for the exemption, 1) the property must be located in a county declared a disaster area by the governor, 2) application for the exemption is due no later than 105 days after the county in which their property is located was declared a disaster area, and 3) sustained damage must be equivalent to 15% or more .

Does Your County Qualify?

O'Connor has compiled a list of the 98 counties currently included in Governor Greg Abbott's disaster declaration, along with the dates for when each county was added to the list, and the deadline for property owners in that county to apply for exemption.

Disaster Declarations and Deadlines

Because O'Connor is concerned about the safety, well-being, and financial security of property owners, we offer assistance to our clients, helping them to navigate the process of applying for temporary exemption for disaster damage. Whether or not you are a client, however, if you have incurred damage from these recent weather events, we encourage you to apply for the exemption.

About O'Connor:

O'Connor is among the largest property tax consulting firms in the United States, providing residential property tax reduction services in Texas, Illinois, and Georgia, as well as commercial property tax reduction services across the United States. O'Connor's team of professionals possess the resources and market expertise in the areas of property tax, cost segregation, commercial and residential real estate appraisals. The firm was founded in 1974 and employs more than 900 professionals worldwide. O'Connor's core focus is enriching the lives of property owners through cost effective tax reduction.

Property owners interested in assistance appealing their assessment can enroll in O'Connor's Property Tax Protection Program™ . There is no upfront fee, or any fee unless we reduce your

property taxes, and easy online enrollment only takes 2 to 3 minutes.

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