

Temporary Exemption Property Damaged By Disaster
01/22/26 Severe Winter Weather Disaster Declaration
01/25/26 Severe Winter Weather Disaster Declaration

On **January 22, 2026**, Governor Greg Abbott issued a disaster proclamation certifying that severe winter weather posed an imminent threat of widespread and severe property damage, injury, and loss of life due to prolonged freezing temperatures, heavy snow, icy conditions and freezing rain in several Texas Counties, including Dallas County.

On **January 25, 2026**, Governor Greg Abbott issued a disaster proclamation certifying that severe winter weather posed an imminent threat of widespread and severe property damage, injury, and loss of life due to prolonged freezing temperatures, heavy snow, and freezing rain statewide, including Dallas County.

Qualified property in counties included in the declaration and physically impacted by the disaster may be eligible to receive a Texas Property Tax Code Section 11.35 temporary exemption of a portion of the appraised value of the property. Texas Property Tax Code Section 11.35 allows a qualified property **that is at least 15 percent damaged by a disaster** in a governor-declared disaster area to receive a temporary exemption of a portion of the appraised value of the property.

Qualified property includes:

- Tangible personal property used for income production (Business Personal Property);
- Improvements to real property; and
- Certain manufactured homes.

A property owner must apply for the temporary exemption no later than 105 days after the governor declares a disaster area. The deadline to file for this Temporary Exemption Property Damaged by Disaster is May 7 or 11, 2026. The [Form 50-312, Temporary Exemption Property Damaged by Disaster](#) (PDF) is available at www.dallascad.org/forms.

If you think your property qualifies:

- Complete the application
- Attach all documents (insurance claims, inspections, photos, repair costs, surveys, or other additional information that may be helpful in assessing the property's damage).
- Mail to:

Dallas Central Appraisal District
PO Box 560328
Attn: 11.35 Disaster Exemption
Dallas, TX 75356-0328

Applications without documentation will be denied.

The temporary disaster area exemption expires on January 1 of the first tax year in which the property is reappraised.

For additional information or questions, contact DCAD at DisasterEx@dcad.org.

The chief appraiser determines if the property qualifies for the temporary exemption and assigns a damage assessment rating of Level I, II, III or IV. The chief appraiser may rely on information from a county emergency management authority, the Federal Emergency Management Agency (FEMA), or other appropriate sources when making this determination.

Level	Damage Assessment	Damage Description	Exemption Percentage
I	15% < 30%	Minimal, may continue to be used as intended	15%
II	30% < 60%	Nonstructural damage and waterline <18" above floor	30%
III	60% < 100%	Significant structural damage and waterline 18"+ above floor	60%
IV	100%	Total loss; repair is not feasible	100%

The damage assessment rating determines the percentage of appraised value of the qualified property to be exempted. The amount of the exemption is determined by multiplying the property value after applying the damage assessment rating to a fraction (365 divided by the number of days remaining in the tax year after the date the governor declares the disaster).

Texas Property Tax Code Sec. 11.35. Temporary Exemption for Qualified Property Damaged by Disaster.

(a) In this section:

(1) "Damage" means physical damage.

(2) "Qualified property" means property that:

(A) consists of:

(i) tangible personal property used for the production of income;

(ii) an improvement to real property; or

(iii) a manufactured home as that term is defined by Section 1201.003, Occupations Code, that is used as a dwelling, regardless of whether the owner of the manufactured home elects to treat the manufactured home as real property under Section 1201.2055, Occupations Code;

(B) is located in an area declared by the governor to be a disaster area following a disaster;

(C) is at least 15 percent damaged by the disaster, as determined by the chief appraiser under this section; and

(D) for property described by Paragraph (A)(i), is the subject of a rendition statement or property report filed by the property owner under Section 22.01 that demonstrates that the property had taxable situs in the disaster area for the tax year in which the disaster occurred.

(b) A person is entitled to an exemption from taxation by a taxing unit of a portion of the appraised value of qualified property that the person owns in an amount determined under Subsection (h).

(c) [Repealed.]

(d) [Repealed.]

(e) [Repealed.]

(f) On receipt of an application for the exemption authorized by this section, the chief appraiser shall determine whether any item of qualified property that is the subject of the application is at least 15 percent damaged by the disaster and assign to each such item of qualified property a damage assessment rating of Level I, Level II, Level III, or Level IV, as appropriate, as provided by Subsection (g). In determining the appropriate damage assessment rating, the chief appraiser may rely on information provided by a county emergency management authority, the Federal Emergency Management Agency, or any other source the chief appraiser considers appropriate.

(g) The chief appraiser shall assign to an item of qualified property:

(1) a Level I damage assessment rating if the property is at least 15 percent, but less than 30 percent, damaged, meaning that the property suffered minimal damage and may continue to be used as intended;

(2) a Level II damage assessment rating if the property is at least 30 percent, but less than 60 percent, damaged, which, for qualified property described by Subsection (a)(2)(A)(ii) or (iii), means that the property has suffered only nonstructural damage, including nonstructural damage to the roof, walls, foundation, or mechanical components, and the waterline, if any, is less than 18 inches above the floor;

(3) a Level III damage assessment rating if the property is at least 60 percent damaged but is not a total loss, which, for qualified property described by Subsection (a)(2)(A)(ii) or (iii), means that the property has suffered significant structural damage requiring extensive repair due to the failure or partial failure of structural elements, wall elements, or the foundation, or the waterline is at least 18 inches above the floor; or

(4) a Level IV damage assessment rating if the property is a total loss, meaning that repair of the property is not feasible.

(h) Subject to Subsection (i), the amount of the exemption authorized by this section for an item of qualified property is determined by multiplying the appraised value, determined for the tax year in which the disaster occurred, of the property by:

(1) 15 percent, if the property is assigned a Level I damage assessment rating;

(2) 30 percent, if the property is assigned a Level II damage assessment rating;

(3) 60 percent, if the property is assigned a Level III damage assessment rating; or

(4) 100 percent, if the property is assigned a Level IV damage assessment rating.

(i) If a person qualifies for the exemption authorized by this section after the beginning of the tax year, the amount of the exemption is calculated by multiplying the amount determined under Subsection (h) by a fraction, the denominator of which is 365 and the numerator of which is the number of days remaining in the tax year after the day on which the governor first declares the area in which the person's qualified property is located to be a disaster area, including the day on which the governor makes the declaration.

(j) If a person qualifies for the exemption authorized by this section after the amount of the tax due on the qualified property is calculated and the effect of the qualification is to reduce the amount of the tax due on the property, the assessor for each applicable taxing unit shall recalculate the amount of the tax due on the property and correct the tax roll. If the tax bill has been mailed and the tax on the property has not been paid, the assessor shall mail a corrected tax bill to the person in whose name the property is listed on the tax roll or to the person's authorized agent. If the tax on the property has been paid, the tax collector for the taxing unit shall refund to the person who paid the tax the amount by which the payment exceeded the tax due. No interest is due on an amount refunded under this subsection.

(k) *The exemption authorized by this section expires as to an item of qualified property on January 1 of the first tax year in which the property is reappraised under Section 25.18.*

HISTORY: Enacted by Acts 2019, 86th Leg., ch. 1034 (H.B. 492), § 1, effective January 1, 2020; am. Acts 2021, 87th Leg., ch. 883 (S.B. 1427), § 1, effective June 16, 2021; am. Acts 2021, 87th Leg., ch. 844 (S.B. 1438), § 10(1), effective June 16, 2021.