



Glenn Hegar Texas Comptroller of Public Accounts

Texas Economic
Development Act
Chapter 313
Summary Data
2025

Executive Summary

The Texas Economic Development Act (Chapter 313 of the Tax Code) allowed school districts to attract new taxable property development by offering a value limitation on the appraised value of the property for the maintenance and operations portion of the school district's property tax.¹ Texas Education Code 48.256 requires the Texas Education Agency commissioner to remove the non-taxed value of 313 projects from the Districts Property Value. Lower District Property Values typically result in increased revenue provided to the district by the state (or lessens recapture paid).

The Chapter 313 program expired on Dec. 31, 2022. This report includes data from agreements entered in to after the reporting deadline for the 2023 report (June 1, 2022) but before the expiration of the program. The total investment, jobs and tax benefit reported below reflect these additional agreements. No additional applications were received during this two-year reporting period.

This analysis is an effort to present the Comptroller's estimates of the current status of the program, as opposed to the individual project data. This report measures the progress of agreements and is based on information collected from the school districts and the agreements' beneficiaries. This report includes information not required by statute that is provided for informational purposes only.

Among the report's highlights are several important benchmarks that may be useful to legislators and others, including:

- Out of the total 817 active agreements, 13 projects did not report and are in material breach of their agreement. Of the 13 projects that did not report, 31 percent are manufacturing and 69 percent are renewable projects.
- Of the 804 reporting agreements, 34 percent are manufacturing and 66 percent are renewable energy. Less than 1 percent are priority projects.
- Of the estimated \$670 billion invested under the 804 agreements, 79 percent of the investments are in manufacturing and 18 percent are in renewable energy; less than 3 percent are in priority projects.
- Of the 9,930 qualifying jobs committed for creation under the 804 project agreements, 88 percent are in manufacturing and 12 percent are in renewable energy.
- Of the estimated gross tax benefit of \$23.8 billion, manufacturing projects are estimated to receive 79 percent; renewable energy projects will receive 18 percent; and priority projects will receive less than 3 percent.
- Manufacturing projects are returning 9 percent of their tax benefits back to school districts through supplemental payments, while renewable energy projects are returning 15 percent, and priority projects are returning slightly more than 1 percent.

¹ Texas Tax Code, "Chapter 313. Texas Economic Development Act," <http://www.statutes.legis.state.tx.us/Docs/TX/htm/TX.313.htm>.

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Current and Executed Agreements

Table 1 includes data from all projects with executed agreements that are required to report. Figures are reported by the applicable eligibility categories.

Table 1

Current and Executed Agreements

Category	Active Projects	Estimated Total Investment for Length of Agreement	Reported Investment Through 2023	2023 Taxable Value for M&O if Limitation Were Not in Effect	2023 Taxable Value for M&O with Limitation in Effect
Manufacturing	273	\$531,680,653,000	\$136,401,080,000	\$75,276,902,000	\$13,140,090,000
[Wind] Renewable Energy Electric Generation	213	\$44,557,808,000	\$36,867,980,000	\$21,108,296,000	\$4,333,327,000
[Non-Wind] Renewable Energy Electric Generation	316	\$76,558,381,000	\$24,536,057,000	\$10,798,054,000	\$2,754,294,000
Texas Priority Project	2	\$17,510,407,000	\$2,410,000	\$1,954,000	\$1,954,000
TOTAL	804	\$670,307,249,000	\$197,807,528,000	\$107,185,205,000	\$20,229,665,000

Category	Total 2023 Taxable Value for M&O Not on the Tax Rolls	Estimated Gross Tax Benefit Through 2023	Estimated Total Gross Tax Benefit to Company Through Limitation and Tax Credit for Length of Agreement
Manufacturing	\$62,136,813,000	\$3,030,212,000	\$18,881,545,000
[Wind] Renewable Energy Electric Generation	\$16,774,969,000	\$1,025,570,000	\$1,908,850,000
[Non-Wind] Renewable Energy Electric Generation	\$8,043,759,000	\$191,869,000	\$2,408,203,000
Texas Priority Project	\$0	\$0	\$576,613,000
TOTAL	\$86,955,541,000	\$4,247,651,000	\$23,775,210,000

Note: Figures are rounded to the nearest thousand. Figures may not add due to rounding.

Job Creation Summary

Table 2 summarizes the jobs created for each eligibility category.

Table 2

Job Creation Summary

Category	Reported Number of Qualifying Jobs Created through 2023	Maximum Number of Qualifying Jobs Recipient Committed to Create on Application	Reported Number of Jobs* Created through 2023	Total Reported Wages for Jobs* in 2023
Manufacturing	8,772	5,252	35,463	\$3,334,084,000
[Wind] Renewable Energy Electric Generation	928	883	952	\$67,336,000
[Non-Wind] Renewable Energy Electric Generation	230	533	233	\$18,593,000
Texas Priority Project	0	20	0	\$0
TOTAL	9,930	6,688	36,648	\$3,420,013,000

*For projects subject to the statute prior to HB 3390 (2013) reported jobs are “new jobs.” After HB 3390, reported jobs are the total of qualifying jobs and non-qualifying jobs.

Note: Wage figures are rounded to the nearest thousand. Figures may not add due to rounding.

Estimates of Tax Base and Gross Tax Benefits

Table 3 lists the estimated annual gross company tax benefits over the life of active Chapter 313 project agreements. Taxable values are only included for the length of each agreement. The information included in this table is not required by statute and is provided for informational purposes only. These estimates are provided by beneficiary businesses, school districts and other sources.

Table 3

Estimates of Tax Base and Gross Tax Benefits

Tax Year	Estimated Market Value with No Exemptions	Estimated I&S Tax Base	Estimated M&O Tax Base	Estimated Tax Benefit Due to Limitation	Estimated Tax Benefit Due to Tax Credit	Estimated Gross Tax Benefit
2023	\$109,170,115,000	\$107,185,205,000	\$20,229,665,000	\$650,306,000	\$32,224,000	\$678,703,000
2024	\$128,252,453,000	\$125,368,158,000	\$37,598,181,000	\$655,091,000	\$34,078,000	\$687,362,000
2025	\$143,143,543,000	\$139,823,500,000	\$41,024,348,000	\$740,591,000	\$24,491,000	\$763,469,000
2026	\$159,540,970,000	\$155,936,930,000	\$51,837,606,000	\$778,235,000	\$17,171,000	\$793,969,000
2027	\$164,016,624,000	\$160,264,772,000	\$53,690,986,000	\$799,818,000	\$7,679,000	\$806,220,000
2028	\$206,656,306,000	\$201,264,442,000	\$44,930,142,000	\$1,162,308,000	\$19,712,000	\$1,180,889,000
2029	\$197,715,072,000	\$193,645,893,000	\$46,050,575,000	\$1,098,447,000	\$8,490,000	\$1,106,031,000
2030	\$207,067,216,000	\$202,011,983,000	\$49,861,813,000	\$1,139,706,000	\$0	\$1,138,898,000
2031	\$199,072,923,000	\$194,284,384,000	\$53,819,522,000	\$1,052,729,000	\$0	\$1,052,010,000
2032	\$198,397,946,000	\$193,193,417,000	\$53,868,314,000	\$1,049,810,000	\$0	\$1,049,172,000
2033	\$188,365,687,000	\$183,198,022,000	\$52,214,024,000	\$987,435,000	\$0	\$987,435,000
2034	\$185,586,546,000	\$180,186,968,000	\$55,498,482,000	\$944,156,000	\$0	\$944,156,000
2035	\$177,933,099,000	\$172,668,678,000	\$58,672,067,000	\$861,174,000	\$0	\$861,174,000
2036	\$178,133,819,000	\$172,804,186,000	\$55,313,278,000	\$892,330,000	\$0	\$892,330,000
2037	\$169,113,128,000	\$164,031,896,000	\$51,320,609,000	\$857,488,000	\$0	\$857,488,000
2038	\$169,750,798,000	\$164,736,841,000	\$74,705,215,000	\$697,250,000	\$0	\$697,250,000
2039	\$162,485,526,000	\$158,090,655,000	\$67,135,338,000	\$703,354,000	\$0	\$703,354,000
2040	\$151,890,464,000	\$148,004,380,000	\$68,207,839,000	\$617,355,000	\$0	\$617,355,000
2041	\$151,136,341,000	\$147,337,919,000	\$65,991,726,000	\$628,326,000	\$0	\$628,326,000
2042	\$143,320,022,000	\$139,765,231,000	\$64,436,033,000	\$579,716,000	\$0	\$579,716,000
2043	\$114,609,392,000	\$111,922,124,000	\$31,556,930,000	\$615,439,000	\$0	\$615,439,000
2044	\$109,591,363,000	\$107,160,609,000	\$34,262,565,000	\$554,681,000	\$0	\$554,681,000
2045	\$93,557,484,000	\$91,709,949,000	\$26,132,848,000	\$500,082,000	\$0	\$500,082,000
2046	\$87,719,364,000	\$86,091,453,000	\$30,225,520,000	\$423,458,000	\$0	\$423,458,000
2047	\$72,665,175,000	\$71,520,892,000	\$26,326,498,000	\$342,788,000	\$0	\$342,788,000
2048	\$66,750,959,000	\$65,789,678,000	\$31,699,833,000	\$255,759,000	\$0	\$255,759,000

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Table 3

Estimates of Tax Base and Gross Tax Benefits (continued)

Tax Year	Estimated Market Value with No Exemptions	Estimated I&S Tax Base	Estimated M&O Tax Base	Estimated Tax Benefit Due to Limitation	Estimated Tax Benefit Due to Tax Credit	Estimated Gross Tax Benefit
2049	\$58,145,980,000	\$57,522,163,000	\$29,998,044,000	\$206,488,000	\$0	\$206,488,000
2050	\$49,848,744,000	\$49,271,030,000	\$31,371,918,000	\$133,946,000	\$0	\$133,946,000
2051	\$41,976,466,000	\$41,612,429,000	\$28,854,071,000	\$95,288,000	\$0	\$95,288,000
2052	\$34,303,370,000	\$33,965,924,000	\$26,742,277,000	\$53,026,000	\$0	\$53,026,000
2053	\$27,132,106,000	\$27,030,321,000	\$27,030,321,000	\$0	\$0	\$0
2054	\$22,986,619,000	\$22,889,923,000	\$22,889,923,000	\$0	\$0	\$0
TOTAL				\$20,076,579,000	\$143,846,000	\$20,206,263,000

Note: All figures are rounded to the nearest thousand. Figures may not sum due to rounding.

Revenue Payments

Chapter 313 includes three types of allowable payments from the business to the school district. The statute requires that each agreement includes “revenue protection payments” to ensure the district does not see a decrease in revenues due to the agreement. The second type of payment is referred to as “supplemental payments.” The following tables provide information on these additional payments, both by year (Table 4A) and by eligibility area (Table 4B). Additionally, Section 313.027(f)(2) allows districts to receive payments from companies for extraordinary educational expenses not funded by the school finance system. No districts to date have reported requesting any such funds.

Table 4A

Other Payments to Districts (By Year)

Tax Year	Estimated Total Supplemental Company Payments to Districts	Estimated Total Revenue Protection Payments to Districts	Tax Year	Estimated Total Supplemental Company Payments to Districts	Estimated Total Revenue Protection Payments to Districts
2003	\$0	\$0	2030	\$120,592,585	\$209,754,810
2004	\$0	\$0	2031	\$110,928,069	\$95,805,621
2005	\$0	\$0	2032	\$107,974,983	\$147,397,835
2006	\$0	\$0	2033	\$106,284,987	\$99,675,475
2007	\$0	\$0	2034	\$101,047,665	\$108,594,468
2008	\$0	\$0	2035	\$93,884,641	\$75,043,974
2009	\$0	\$0	2036	\$63,957,003	\$86,683,534
2010	\$0	\$0	2037	\$60,024,846	\$79,642,586
2011	\$0	\$0	2038	\$46,321,622	\$99,346,284
2012	\$42,760	\$0	2039	\$41,408,515	\$73,148,855
2013	\$2,779,341	\$6,284,544	2040	\$39,442,766	\$79,543,214
2014	\$7,999,141	\$13,560,958	2041	\$26,394,907	\$60,946,988
2015	\$18,161,749	\$22,255,070	2042	\$25,518,809	\$47,887,197
2016	\$28,903,256	\$70,784,396	2043	\$16,409,969	\$49,383,928
2017	\$41,434,916	\$112,815,205	2044	\$14,492,099	\$43,652,290
2018	\$55,753,282	\$100,818,138	2045	\$8,804,186	\$38,512,938
2019	\$72,497,803	\$92,005,238	2046	\$5,661,786	\$30,830,885
2020	\$85,994,893	\$106,726,847	2047	\$5,334,386	\$24,873,033
2021	\$83,385,064	\$127,279,515	2048	\$5,056,986	\$17,900,747
2022	\$87,709,901	\$142,001,265	2049	\$4,729,586	\$13,082,364
2023	\$85,280,584	\$124,775,485	2050	\$3,531,549	\$8,769,910
2024	\$96,263,666	\$139,432,933	2051	\$2,985,957	\$5,946,953
2025	\$108,153,728	\$179,083,700	2052	\$2,708,557	\$3,445,802
2026	\$118,028,986	\$165,683,200	2053	\$882,774	\$0
2027	\$118,139,735	\$88,299,002	2054	\$882,774	\$0
2028	\$114,625,093	\$420,165,344	TOTAL	\$2,270,215,000	\$3,543,652,000
2029	\$129,799,169	\$131,811,191			

Table 4B

Other Payments to Districts (By Category)

Category	Estimated Supplemental Company Payments to Districts for Length of Agreement	Estimated Revenue Protection Payments to Districts for Length of Agreement
Manufacturing	\$1,613,745,000	\$2,607,860,000
[Wind] Renewable Energy Electric Generation	\$249,772,000	\$352,191,000
[Non-Wind] Renewable Energy Electric Generation	\$400,092,000	\$501,036,000
Texas Priority Project	\$6,606,000	\$82,566,000
TOTAL	\$2,270,215,000	\$3,543,652,000

Note: All figures are rounded to the nearest thousand. Figures may not sum due to rounding.

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Data Analysis and Transparency
P.O. Box 13528 • Austin, Texas 78711-3528

Publication #96-1359-1, January 2025

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