

BILL ANALYSIS

Senate Research Center

S.B. 19
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Intergovernmental Relations
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As Filed

AUTHOR'S/SPONSOR'S STATEMENT OF INTENT

When the Greater East End Management District (district) was created, the area over which it was created was impoverished, and no redevelopment of the area had begun. At that time, it was decided that the district would exempt all residential properties from assessment. This exemption included multi-family residential property that was commercial in nature, despite the fact that this type of property is assessed by the vast majority of other management districts.

Triggered by construction of Minute Maid Field, development and redevelopment is occurring now within the district. Among the new developments are apartments and other multi-family properties that are bringing a higher density into the district. This higher density creates a need for more district services, such as security, street cleaning, and graffiti abatement. The district believes that it is only fair that these multi-family enterprises pay their fair share of the costs of the services provided by the district.

S.B. 69 amends the original legislation governing the district to mirror the general law under which municipal management districts are created and allows the district to place assessments on certain commercial property, while protecting the existing protections against assessment on residential property owners.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 3807.157, Special District Local Laws Code, by amending Subsection (a) and adding Subsection (c), as follows:

(a) Deletes existing text prohibiting the Greater East End Management District (district) from imposing an impact fee or assessment on a residential property, multiunit residential property, or condominium.

(c) Prohibits the district from imposing an impact fee or assessment on certain types of properties.

SECTION 2. Makes application of Section 3807.157, Special District Local Laws Code, as amended by this Act, prospective.

SECTION 3. Effective date: upon passage or the 91st day after adjournment.