

BILL ANALYSIS

Senate Research Center
87R25072 MP-F

H.B. 4669
By: Cain (Creighton)
Local Government
5/19/2021
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

The proposed legislation provides for the exclusion of approximately 455 acres of undeveloped land from the boundaries of existing Harris County Water Control and Improvement District No. 70. The district is unable or unwilling to construct and finance the infrastructure necessary to provide the services for which the landowners have been paying taxes for decades. Accordingly, the owners of the undeveloped 455 acres of land in the district are seeking its exclusion in order to obtain necessary services to and develop same.

H.B. 4669 amends current law relating to the boundaries of the Harris County Water Control and Improvement District No. 70.

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. DEFINITION. Defines, in this Act, "district" to mean the Harris County Water Control and Improvement District No. 70.

SECTION 2. EXCLUSION OF TERRITORY. Provides that the boundaries of the district are adjusted to exclude a certain parcel of land, the boundaries of which are set forth in this section.

SECTION 3. RIGHTS OF BONDHOLDERS. Provides that the exclusion of property under this Act does not diminish or impair the rights of the holders of any outstanding and unpaid bonds, warrants, or other certificates of indebtedness of the district.

SECTION 4. APPORTIONMENT OF DISTRICT INDEBTEDNESS. (a) Provides that the excluded property is not released from the payment of its pro rata share of the district's indebtedness.

(b) Requires the district, subject to Subsection (c) of this section, to continue to levy taxes each year on the property excluded from the district at the same rate levied on other property of the district until the property's pro rata share of the indebtedness of the district on the effective date of this Act has been paid. Requires that the taxes collected be applied exclusively to the payment of the excluded property's pro rata share of the indebtedness.

(c) Authorizes the owner of any part of the excluded property at any time to pay in full the owner's share of the pro rata share of the indebtedness of the district.

SECTION 5. NOTICE. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 6. EFFECTIVE DATE. Effective date: upon passage or September 1, 2021.