

HB 693 -- Industrial Development

Co-Sponsors: Stefanick, Portwood, Stevenson, Icet, Sutherland, Parker, Avery, Cunningham (86)

For any industrial development plan approved after August 28, 2003, that authorizes the issuance of revenue bonds or the conveyance of a fee interest in property to the municipality, this bill requires that the project plan also include a statement identifying each taxing district affected by the project, the most recent equalized assessed valuation of the real and personal property included in the project, and an estimate as to the equalized assessed valuation of real and personal property included in the project after development. A cost-benefit analysis is also required, as is the identification of any payments in lieu of taxes or other payments expected to be made by the lessee of the project.

The bill requires that the county in which the municipality is located and any school district be notified of the hearing to be held regarding the industrial development and invited to testify to the governing body about the project.

Current law requires municipalities to file a report with the Department of Economic Development regarding the revenue bonds issued in the previous year. The bill requires the report to also include a general description of the property purchased by the municipality with bond proceeds.

Current law requires that each county assessor maintain a record of real property valuations so that each year the increase in valuations that is the result of new construction or improvements can be determined. The additional assessed value of all improvements or additions to real property which had been totally or partially exempt from ad valorem taxes related to tax increment financing, enterprise zones, and the real property tax exemption must be included in the value of new construction and improvements when the property becomes totally or partially subject to assessment and payment of all ad valorem taxes. The bill requires that the additional assessed value of all improvements or additions to real property which had been totally or partially exempt from ad valorem taxes related to industrial development bonds also be included in the value of new construction and improvements when the property becomes totally or partially subject to assessment and payment of all ad valorem taxes.