

HB 2483 -- Neighborhood and Community Improvement Districts

Sponsor: Schoeller

This bill changes the laws regarding neighborhood and community improvement districts.

NEIGHBORHOOD IMPROVEMENT DISTRICTS

Currently, after any parcel of property within a neighborhood improvement district (NID) is divided into more than one parcel and the final costs of the improvement are assessed, all unpaid final costs of the improvement assessed to the original parcel must be recalculated and reassessed. The bill specifies that all unpaid final costs of the improvement assessed to the original parcel may, within 60 days of recording proof of the division, be reallocated. The reallocation will be effective on January 1 following the division, but only for the newly created parcels.

The reallocation must be done in accordance with the method of assessment used for the original parcel, as described in the ballot question or petition which created the NID. These amounts will be certified by the designated county or city officer and will be used for reassessing the newly created parcels.

If the city or county that formed the NID does not reallocate the assessments on the newly created parcels in accordance with the original method of assessment and certify this information with the designated county or city officers within 60 days of recording proof of the division of the parcel, the unpaid cost of the improvements assessed to the original parcel will be reassessed proportionally to each of the parcels resulting from the division based on the assessed valuation of each resulting parcel.

COMMUNITY IMPROVEMENT DISTRICTS

Currently, if there are no registered voters living within a community improvement district, the qualified voters for various elections are the owners of real property located within the district from the tax records maintained by the county clerk or the collector of revenue. The bill changes the provisions so that the owners are determined based on the real estate records of the recorder of deeds where the district is located.

Every district is governed by a board with five to 30 directors. If there are fewer than five real property owners within a district, the bill allows the board to include legally authorized representatives of any business operating in the district.

The bill also specifies the manner in which the directors' terms will be determined when all directors receive the same number of votes regarding their term limits.

Currently, each district has all the powers necessary to carry out and effectuate its purposes, except for powers limited by the petition approved by the governing body of the municipality which established the district. Many of these powers cannot be exercised beyond the district's boundaries. The bill allows several of these powers to be exercised outside the district's boundaries, including acquiring land; abating public nuisances; providing assistance to construct, install, repair, or maintain and operate a variety of public improvements; and contracting for educational facilities.

Currently, the district has the power to produce and promote a variety of special events and support business and economic development activities in the district. The bill authorizes the district to conduct these activities if they benefit the district.

The bill authorizes districts located in a blighted area to contract with any private property owner to construct any building, structure, or other private improvement owned or to be owned by a private property owner.

If no registered voters live within the district, 100% of the people who own property in the district may authorize a sales and use tax by a unanimous petition. The bill specifies the requirements of the petition and requires that it be verified by the board of directors. The district may conduct the election pursuant to the Comprehensive Election Act of 1977 under Sections 115.005 - 115.646, RSMo, or with mail-in ballots pursuant to Sections 115.650 - 115.660. Section 115.005 will not apply to these provisions.