

BILL ANALYSIS

C.S.H.B. 4667
By: Hernandez
County Affairs
Committee Report (Substituted)

BACKGROUND AND PURPOSE

It has been suggested that an area located within Harris County would benefit from the creation of a management district. C.S.H.B. 4667 seeks to provide for the creation of such a district.

CRIMINAL JUSTICE IMPACT

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

C.S.H.B. 4667 amends the Special District Local Laws Code to create the East Houston Management District to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, improvement projects and services in a definable area and the dissolution of the district. The bill sets out the district's powers and duties, subject to certain requirements, including a concurrence on additional powers by the governing body of the city, the authority to issue bonds and other obligations and impose property and sales and use taxes, designate reinvestment zones and grant abatements of a tax or assessment on property in the zones, enter into a tax abatement agreement, impose assessments and liens for assessments, undertake costs for improvement projects, and establish storm water and nonpotable water user charges. The bill prohibits the district from exercising the power of eminent domain, from financing a service or improvement project with assessments unless a written petition requesting that service has been filed with the district board of directors, and from imposing an impact fee, an assessment, or standby fee on certain properties.

EFFECTIVE DATE

On passage, or, if the bill does not receive the necessary vote, September 1, 2019.

COMPARISON OF ORIGINAL AND SUBSTITUTE

While C.S.H.B. 4667 may differ from the original in minor or nonsubstantive ways, the following summarizes the substantial differences between the introduced and committee substitute versions of the bill.

The substitute revises provisions relating to the composition of the initial district board of directors.

The substitute includes provisions prohibiting the district from imposing an impact fee, an assessment, or a standby fee on certain properties.