

## **BILL ANALYSIS**

Senate Research Center

C.S.H.B. 3164  
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Intergovernmental Relations  
5/19/2005  
Committee Report (Substituted)

### **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, even multi-family residential properties that were commercial in nature, though this type of property is assessed by most other management districts.

Triggered by construction of Minute Maid Field, development and redevelopment is now occurring 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.

C.S.H.B. 3164 repeals the section from the original statute that exempted residential properties from assessment.

### **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, as follows:

Sec. 3807.157. UTILITY PROPERTY EXEMPT FROM TAXES, IMPACT FEES, AND ASSESSMENTS. Prohibits the Greater East End Management District from imposing a tax, impact fee, or assessment on a multiunit residential property consisting of fewer than 13 units, rather than a residential property, multiunit residential property, or condominium.

SECTION 2. Effective date: upon passage or September 1, 2005.