

BILL ANALYSIS

H.B. 3528
By: Bailey
Urban Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

The general law under which municipal management districts (MMD's) operate (Chapter 375, Local Government Code) exempts from property assessment single family detached dwellings, duplexes, triplexes, and quadraplexes. When created, the Greater Greenspoint Management District exempted condominiums from property assessment and did not specify that single family dwellings were required to be detached. Since the creation of the district in 1991, the district has seen a large increase in the number of condos and has become overburdened in providing services to the residents of these dwellings without receiving revenue from assessments of those properties.

H.B. 3528 amends the Greater Greenspoint Management District authorizing legislation to mirror the general law under which municipal management districts are created and allows the district to assess district taxes on condominiums within the district.

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

H.B. 3528 removes the exemption from assessment of taxes on condominiums and specifies that a single family dwelling must be detached in order to receive an exemption from taxation within the Greater Greenspoint Management District.

The bill also validates all acts of the Greater Greenspoint Management District occurring before April 15, 2005 that is not already involved in litigation or has been invalid by a district court before the effective date of the act.

EFFECTIVE DATE

This Act takes effect September 1, 2005 or immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution.