

BILL ANALYSIS

S.B. 1841
By: Taylor
Special Purpose Districts
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Certain land located within the corporate limits of the City of Houston in Harris County is currently undeveloped and is proposed to be developed into high-end luxury homes with office and retail space. Interested parties note that the property is currently within the boundaries of a certain water authority and that, in order for the property to be removed from the water authority, the creation of a water control and improvement district is necessary. The parties further note that the water authority supports the creation of such a district. S.B. 1841 seeks to provide for the creation of the Harris County Water Control and Improvement District No. 161.

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

S.B. 1841 amends the Special District Local Laws Code to create the Harris County Water Control and Improvement District No. 161, subject to voter approval at a confirmation election and municipal consent. The bill grants the district the power to undertake certain road projects and provides for the applicability of certain law governing metropolitan water control and improvement districts. The bill authorizes the district, subject to certain requirements, to issue obligations and impose property, operation and maintenance, and contract taxes. The bill, if it receives a two-thirds vote of all the members elected to each house, prohibits the district from exercising the power of eminent domain outside the district boundaries to acquire a site for a water treatment plant, water storage facility, wastewater treatment plant, or wastewater disposal plant; a site for a park, swimming pool, or other recreational facility; an exclusive easement through a county regional park; or a site or easement for a road project. The bill, if it does not receive such a vote, prohibits the district from exercising the power of eminent domain.

EFFECTIVE DATE

On passage, or, if the bill does not receive the necessary vote, September 1, 2013.