

By: Fallon

H.B. No. 2641

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the criteria for designation of an area as a  
3 reinvestment zone for purposes of tax increment financing.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 311.005(a), Tax Code, is amended to read  
6 as follows:

7 (a) To be designated as a reinvestment zone, an area must:

8 (1) substantially arrest or impair the sound growth of  
9 the municipality or county designating the zone, retard the  
10 provision of housing accommodations, or constitute an economic or  
11 social liability and be a menace to the public health, safety,  
12 morals, or welfare in its present condition and use because of the  
13 presence of:

14 (A) a substantial number of substandard, slum,  
15 deteriorated, or deteriorating structures;

16 (B) the predominance of defective or inadequate  
17 sidewalk or street layout;

18 (C) faulty lot layout in relation to size,  
19 adequacy, accessibility, or usefulness;

20 (D) unsanitary or unsafe conditions;

21 (E) the deterioration of site or other  
22 improvements;

23 (F) tax or special assessment delinquency  
24 exceeding the fair value of the land;

1 (G) defective or unusual conditions of title;

2 (H) conditions that endanger life or property by  
3 fire or other cause; or

4 (I) structures, other than single-family  
5 residential structures, less than 10 percent of the square footage  
6 of which has been used for commercial, industrial, or residential  
7 purposes during the preceding 12 years, if the municipality has a  
8 population of 100,000 or more;

9 (2) be predominantly open or undeveloped and, because  
10 of obsolete platting, deterioration of structures or site  
11 improvements, or other factors, substantially impair or arrest the  
12 sound growth of the municipality or county;

13 (3) be in a federally assisted new community located  
14 in the municipality or county or in an area immediately adjacent to  
15 a federally assisted new community; ~~or~~

16 (4) be an area described in a petition requesting that  
17 the area be designated as a reinvestment zone, if the petition is  
18 submitted to the governing body of the municipality or county by the  
19 owners of property constituting at least 50 percent of the  
20 appraised value of the property in the area according to the most  
21 recent certified appraisal roll for the county in which the area is  
22 located; or

23 (5) be substantially undeveloped and be located in:

24 (A) a municipality with a population of less than  
25 20,000; and

26 (B) a county with a population of more than  
27 660,000 and less than 690,000 that borders a county with a

1 population of two million or more.

2           SECTION 2. This Act takes effect immediately if it receives  
3 a vote of two-thirds of all the members elected to each house, as  
4 provided by Section 39, Article III, Texas Constitution. If this  
5 Act does not receive the vote necessary for immediate effect, this  
6 Act takes effect September 1, 2013.