

**BILL ANALYSIS**

Senate Research Center  
89R21601 JTZ-F

S.B. 3050  
By: Hughes  
Local Government  
4/23/2025  
As Filed

**AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

Currently, there is certain undeveloped land located in unincorporated Fannin County. The creation of a municipal management district over this property is proposed to promote development of the property and to provide infrastructure and supplemental services.

S.B. 3050 amends the Special District Local Laws Code relating to the creation of the Fannin County Improvement District No. 1 (district). The district will function as a political subdivision of the State of Texas to provide certain improvements, projects, and services for public use and benefit. The district's powers and duties include, subject to certain requirements, the authorization to issue obligations and impose assessments, fees, and property taxes. The bill prohibits the district from exercising the power of eminent domain. Municipal management districts operate pursuant to Chapter 375, Local Government Code.

As proposed, S.B. 3050 amends current law relating to the creation of the Fannin County Improvement District No. 1, provides authority to issue bonds, and provides authority to impose assessments, fees, and taxes.

**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 Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 4205, as follows:

CHAPTER 4205. FANNIN COUNTY IMPROVEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Fannin County Improvement District No. 1 (district) in Fannin County. Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, intent, and approval of the district (Sections 4205.0101-4205.0104);

Initial district territory, eligibility for inclusion in special zones, and applicability of other law to this chapter (Sections 4205.0105-4205.0108);

Initial size, appointment, election requirement, compensation of the board of directors of the district, including provisions related to initial temporary directors (Sections 4205.0201-4205.0205);

Powers and duties of the district (Sections 4205.0301-4205.0310 and Sections 4205.0401-4205.0402);

General financial provisions and authority to impose a tax and issue bonds, including taxes and bonds relating to designated areas (Sections 4205.0501-4205.0506); and

Dissolution of the district by the board of directors (Section 4205.0901).

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. Effective date: upon passage or September 1, 2025.