

May 7, 2007

H 1958. NO TAXES UNTIL ANNEXATION SERVICES PROVIDED. Filed 5/7/07. *TO PROVIDE THAT AFTER AN INVOLUNTARY ANNEXATION, NO PROPERTY TAXES MAY BE LEVIED UNTIL CERTAIN BASIC SERVICES ARE PROVIDED, AND THAT NO WATER AND SEWER ASSESSMENTS MAY BE LEVIED UNTIL THE MUNICIPAL GOVERNMENT IS PREPARED TO PROVIDE THOSE SERVICES.*

Amends GS 160A-49 (concerning annexation by municipalities with 5000 or more people) and GS 160A-37 (annexation by smaller municipalities). Those statutes under current law provide that if a city fails to deliver police protection, fire protection, solid waste, or street maintenance services within a specified time of the effective date of an annexation, a property owner may petition the Local Government Commission for abatement of ad valorem taxes levied by the annexing city. This bill amends the statutes to provide that the annexing city may not levy or collect ad valorem taxes until it begins to provide water distribution, sewage collection, police protection, fire protection, and solid waste services. This bill also repeals GS 160A-49(k), which provides for abatement of taxes in circumstances in which a valid request for extension of a water or sewer line has not been completed within certain time limits.

Also amends GS 160A-237, which provides that assessment resolutions in connection with water and sewer improvements may provide for assessments to be held in abeyance until improvements on the assessed property are actually connected or some date certain. This bill adds a provision requiring that the assessment resolution must provide that water and sewer assessments will be held in abeyance until the water and sewer system is available for connection to the assessed property.

Effective July 1, 2007.

Intro. by Dollar.

GS 160A