

Senator Curtis S. Bramble proposes the following substitute bill:

REVISIONS TO REDEVELOPMENT AGENCY

PROVISIONS

2006 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Curtis S. Bramble

House Sponsor: _____

LONG TITLE

General Description:

This bill modifies and reorganizes provisions relating to redevelopment agencies.

Highlighted Provisions:

This bill:

- ▶ rewrites and reorganizes redevelopment agency provisions and repeals and amends existing provisions, repeals some provisions, and enacts some provisions;
- ▶ changes terminology from redevelopment agency to community development and renewal agency;
- ▶ eliminates education housing development as one of the types of projects that an agency may undertake;
- ▶ authorizes agencies to undertake community development;
- ▶ modifies some definitions and adds new definitions that are applicable to community development and renewal agencies;
- ▶ provides that actions taken under community development and renewal statutory provisions are not subject to land use statutory provisions;
- ▶ authorizes an agency to change its name;
- ▶ authorizes a county, city, or town to authorize an agency to conduct activities in a



- 26 project area that includes an area within the boundaries of the county, city, or town;
- 27 ▶ eliminates a notice requirement before a public entity may become obligated to
- 28 make required improvements in connection with a project area plan;
- 29 ▶ clarifies that a public entity's grant or contribution of funds to an agency is not
- 30 subject to provisions relating to municipal appropriations and acquisitions and
- 31 disposals of property;
- 32 ▶ modifies publication of notice requirements relating to the sale or other disposition
- 33 of agency property;
- 34 ▶ authorizes agencies to receive and use sales tax from other taxing entities, in
- 35 addition to tax increment;
- 36 ▶ authorizes an agency undertaking a community development project to negotiate
- 37 with other taxing entities and to receive tax increment and sales tax revenues from
- 38 those other entities as those other entities agree;
- 39 ▶ modifies the applicability of a requirement to create a taxing entity committee so
- 40 that it applies only to redevelopment and economic development projects;
- 41 ▶ modifies the number of taxing entity committee members needed for the committee
- 42 to take action;
- 43 ▶ authorizes an agency to call a meeting of the taxing entity committee and imposes
- 44 requirements on the notice that must be sent to do so;
- 45 ▶ prohibits a taxing entity committee from voting on a proposed redevelopment or
- 46 economic development budget or budget amendment at the first meeting to consider
- 47 the budget or amendment unless all members present consent;
- 48 ▶ prohibits a second meeting on a budget or budget amendment from being within a
- 49 certain number of days after the first meeting;
- 50 ▶ requires a taxing entity committee to meet annually;
- 51 ▶ replaces the county assessor with the county auditor in a provision requiring a
- 52 written report to the taxing entity committee;
- 53 ▶ enacts language allowing additional tax increment to be used under a pre-July 1,
- 54 1993 project area plan for a convention center or sports complex if construction of
- 55 the center or complex has begun before June 30, 2002;
- 56 ▶ provides that an agency may, in a budget adopted after the effective date of this bill,

- 57 provide for the agency to be paid any amount of tax increment and for any period of time,
58 subject to taxing entity committee approval;
- 59 ▶ modifies limitations on the use of tax increment involving the development of retail
60 sales;
 - 61 ▶ provides for the permissible uses of sales tax received by an agency;
 - 62 ▶ modifies a prohibition against using tax increment for a stadium or arena;
 - 63 ▶ modifies a provision allowing an agency to pay agency funds to other taxing entities
64 to allow a taxing entity to withhold its portion of tax increment used to pay other
65 taxing entities if the agency does not pay all taxing entities proportionally equal
66 amounts;
 - 67 ▶ requires the value of property with respect to which a taxing entity receives taxes or
68 increased taxes for the first time to be counted as new growth;
 - 69 ▶ repeals provisions relating to relocation plans for families and persons displaced
70 from a project area;
 - 71 ▶ shortens the time for a person to contest a project area plan or budget;
 - 72 ▶ eliminates a provision prohibiting implementation of a project area plan after three
73 years unless the plan is readopted;
 - 74 ▶ modifies provisions relating to a challenge of a finding of blight;
 - 75 ▶ modifies provisions relating to an amendment of a project area plan;
 - 76 ▶ narrows a provision prohibiting the adoption of a budget that exceeds certain limits
77 to apply to only redevelopment projects;
 - 78 ▶ modifies a provision relating to the waiver of a requirement that a percentage of tax
79 increment funds be used for housing;
 - 80 ▶ modifies a provision defining blight;
 - 81 ▶ modifies the requirements applicable to a blight study;
 - 82 ▶ modifies the standards that apply to a district court review of a finding of blight;
 - 83 ▶ modifies the hearings required for a redevelopment and economic development
84 project;
 - 85 ▶ modifies the class of property owners to which notice is required to be given;
 - 86 ▶ modifies provisions relating to notice that an agency is required to provide;
 - 87 ▶ establishes separate provisions for redevelopment, economic development, and

- 88 community development with respect to plan adoption, requirements, and amendments;
- 89 ▶ repeals provisions relating to property owner participation in development in a
- 90 project area;
- 91 ▶ repeals a provision limiting the size of a project area;
- 92 ▶ repeals a provision requiring the preparation of a statement of property owner
- 93 rights;
- 94 ▶ repeals a provision prohibiting an agency from acquiring property on which an
- 95 existing building is to be continued on its present site and in its present form unless
- 96 certain conditions are met; and
- 97 ▶ makes technical changes.

98 **Monies Appropriated in this Bill:**

99 None

100 **Other Special Clauses:**

101 None

102 **Utah Code Sections Affected:**

103 **AMENDS:**

- 104 **9-4-704**, as last amended by Chapter 90, Laws of Utah 2004
- 105 **10-3-1303**, as last amended by Chapter 133, Laws of Utah 2001
- 106 **11-25-2**, as enacted by Chapter 276, Laws of Utah 1977
- 107 **11-25-3**, as last amended by Chapter 133, Laws of Utah 2001
- 108 **11-25-5**, as last amended by Chapter 105, Laws of Utah 2005
- 109 **11-25-11**, as last amended by Chapter 133, Laws of Utah 2001
- 110 **11-27-2**, as last amended by Chapter 131, Laws of Utah 2003
- 111 **17A-1-403**, as last amended by Chapter 131, Laws of Utah 2003
- 112 **59-2-906.1**, as last amended by Chapter 195, Laws of Utah 2005
- 113 **59-2-924**, as last amended by Chapters 217 and 244, Laws of Utah 2005
- 114 **63F-1-507**, as renumbered and amended by Chapter 169 and last amended by Chapter
- 115 233, Laws of Utah 2005
- 116 **67-1a-6.5**, as enacted by Chapter 233, Laws of Utah 2005

117 **ENACTS:**

- 118 **17C-1-104**, Utah Code Annotated 1953

- 119 **17C-1-405**, Utah Code Annotated 1953
- 120 **17C-1-406**, Utah Code Annotated 1953
- 121 **17C-1-607**, Utah Code Annotated 1953
- 122 **17C-3-101**, Utah Code Annotated 1953
- 123 **17C-3-102**, Utah Code Annotated 1953
- 124 **17C-3-103**, Utah Code Annotated 1953
- 125 **17C-3-104**, Utah Code Annotated 1953
- 126 **17C-3-105**, Utah Code Annotated 1953
- 127 **17C-3-106**, Utah Code Annotated 1953
- 128 **17C-3-107**, Utah Code Annotated 1953
- 129 **17C-3-108**, Utah Code Annotated 1953
- 130 **17C-3-109**, Utah Code Annotated 1953
- 131 **17C-3-201**, Utah Code Annotated 1953
- 132 **17C-3-202**, Utah Code Annotated 1953
- 133 **17C-3-203**, Utah Code Annotated 1953
- 134 **17C-3-204**, Utah Code Annotated 1953
- 135 **17C-3-205**, Utah Code Annotated 1953
- 136 **17C-3-301**, Utah Code Annotated 1953
- 137 **17C-3-302**, Utah Code Annotated 1953
- 138 **17C-3-303**, Utah Code Annotated 1953
- 139 **17C-3-401**, Utah Code Annotated 1953
- 140 **17C-3-402**, Utah Code Annotated 1953
- 141 **17C-3-403**, Utah Code Annotated 1953
- 142 **17C-3-404**, Utah Code Annotated 1953
- 143 **17C-4-101**, Utah Code Annotated 1953
- 144 **17C-4-102**, Utah Code Annotated 1953
- 145 **17C-4-103**, Utah Code Annotated 1953
- 146 **17C-4-104**, Utah Code Annotated 1953
- 147 **17C-4-105**, Utah Code Annotated 1953
- 148 **17C-4-106**, Utah Code Annotated 1953
- 149 **17C-4-107**, Utah Code Annotated 1953

- 150 **17C-4-108**, Utah Code Annotated 1953
- 151 **17C-4-201**, Utah Code Annotated 1953
- 152 **17C-4-202**, Utah Code Annotated 1953
- 153 **17C-4-203**, Utah Code Annotated 1953
- 154 **17C-4-204**, Utah Code Annotated 1953
- 155 **17C-4-301**, Utah Code Annotated 1953
- 156 **17C-4-302**, Utah Code Annotated 1953
- 157 **17C-4-401**, Utah Code Annotated 1953
- 158 **17C-4-402**, Utah Code Annotated 1953

159 RENUMBERS AND AMENDS:

- 160 **17C-1-101**, (Renumbered from 17B-4-101, as enacted by Chapter 133, Laws of Utah
- 161 2001)
- 162 **17C-1-102**, (Renumbered from 17B-4-102, as last amended by Chapter 292, Laws of
- 163 Utah 2005)
- 164 **17C-1-103**, (Renumbered from 17B-4-105, as last amended by Chapter 292, Laws of
- 165 Utah 2005)
- 166 **17C-1-201**, (Renumbered from 17B-4-201, as last amended by Chapter 233, Laws of
- 167 Utah 2005)
- 168 **17C-1-202**, (Renumbered from 17B-4-202, as last amended by Chapter 292, Laws of
- 169 Utah 2005)
- 170 **17C-1-203**, (Renumbered from 17B-4-203, as enacted by Chapter 133, Laws of Utah
- 171 2001)
- 172 **17C-1-204**, (Renumbered from 17B-4-204, as enacted by Chapter 133, Laws of Utah
- 173 2001)
- 174 **17C-1-205**, (Renumbered from 17B-4-205, as enacted by Chapter 133, Laws of Utah
- 175 2001)
- 176 **17C-1-206**, (Renumbered from 17B-4-206, as last amended by Chapter 292, Laws of
- 177 Utah 2005)
- 178 **17C-1-207**, (Renumbered from 17B-4-103, as enacted by Chapter 133, Laws of Utah
- 179 2001)
- 180 **17C-1-208**, (Renumbered from 17B-4-104, as enacted by Chapter 133, Laws of Utah

181 2001)
182 **17C-1-301**, (Renumbered from 17B-4-301, as enacted by Chapter 133, Laws of Utah
183 2001)
184 **17C-1-302**, (Renumbered from 17B-4-302, as last amended by Chapter 205, Laws of
185 Utah 2002)
186 **17C-1-303**, (Renumbered from 17B-4-303, as enacted by Chapter 133, Laws of Utah
187 2001)
188 **17C-1-401**, (Renumbered from 17B-4-1001, as last amended by Chapter 205, Laws of
189 Utah 2002)
190 **17C-1-402**, (Renumbered from 17B-4-1002, as last amended by Chapter 292, Laws of
191 Utah 2005)
192 **17C-1-403**, (Renumbered from 17B-4-1003, as last amended by Chapter 292, Laws of
193 Utah 2005)
194 **17C-1-404**, (Renumbered from 17B-4-1004, as last amended by Chapter 292, Laws of
195 Utah 2005)
196 **17C-1-407**, (Renumbered from 17B-4-1005, as last amended by Chapter 292, Laws of
197 Utah 2005)
198 **17C-1-408**, (Renumbered from 17B-4-1006, as enacted by Chapter 133, Laws of Utah
199 2001)
200 **17C-1-409**, (Renumbered from 17B-4-1007, as last amended by Chapter 292, Laws of
201 Utah 2005)
202 **17C-1-410**, (Renumbered from 17B-4-1008, as enacted by Chapter 133, Laws of Utah
203 2001)
204 **17C-1-411**, (Renumbered from 17B-4-1009, as enacted by Chapter 133, Laws of Utah
205 2001)
206 **17C-1-412**, (Renumbered from 17B-4-1010, as last amended by Chapters 185 and 205,
207 Laws of Utah 2002)
208 **17C-1-413**, (Renumbered from 17B-4-1011, as enacted by Chapter 133, Laws of Utah
209 2001)
210 **17C-1-501**, (Renumbered from 17B-4-1201, as enacted by Chapter 133, Laws of Utah
211 2001)

212 **17C-1-502**, (Renumbered from 17B-4-1202, as enacted by Chapter 133, Laws of Utah
213 2001)
214 **17C-1-503**, (Renumbered from 17B-4-1203, as enacted by Chapter 133, Laws of Utah
215 2001)
216 **17C-1-504**, (Renumbered from 17B-4-1204, as last amended by Chapter 105, Laws of
217 Utah 2005)
218 **17C-1-505**, (Renumbered from 17B-4-1205, as enacted by Chapter 133, Laws of Utah
219 2001)
220 **17C-1-506**, (Renumbered from 17B-4-1206, as enacted by Chapter 133, Laws of Utah
221 2001)
222 **17C-1-507**, (Renumbered from 17B-4-1207, as enacted by Chapter 133, Laws of Utah
223 2001)
224 **17C-1-508**, (Renumbered from 17B-4-1208, as enacted by Chapter 133, Laws of Utah
225 2001)
226 **17C-1-601**, (Renumbered from 17B-4-1301, as last amended by Chapter 37, Laws of
227 Utah 2002)
228 **17C-1-602**, (Renumbered from 17B-4-1302, as enacted by Chapter 133, Laws of Utah
229 2001)
230 **17C-1-603**, (Renumbered from 17B-4-1303, as last amended by Chapter 37, Laws of
231 Utah 2002)
232 **17C-1-604**, (Renumbered from 17B-4-1304, as last amended by Chapter 71, Laws of
233 Utah 2005)
234 **17C-1-605**, (Renumbered from 17B-4-1305, as enacted by Chapter 133, Laws of Utah
235 2001)
236 **17C-1-606**, (Renumbered from 17B-4-1306, as enacted by Chapter 133, Laws of Utah
237 2001)
238 **17C-1-701**, (Renumbered from 17B-4-1401, as last amended by Chapter 233, Laws of
239 Utah 2005)
240 **17C-2-101**, (Renumbered from 17B-4-401, as enacted by Chapter 133, Laws of Utah
241 2001)
242 **17C-2-102**, (Renumbered from 17B-4-402, as last amended by Chapters 254 and 292,

243 Laws of Utah 2005)
244 **17C-2-103**, (Renumbered from 17B-4-403, as last amended by Chapter 292, Laws of
245 Utah 2005)
246 **17C-2-104**, (Renumbered from 17B-4-405, as enacted by Chapter 133, Laws of Utah
247 2001)
248 **17C-2-105**, (Renumbered from 17B-4-406, as last amended by Chapter 205, Laws of
249 Utah 2002)
250 **17C-2-106**, (Renumbered from 17B-4-407, as last amended by Chapter 292, Laws of
251 Utah 2005)
252 **17C-2-107**, (Renumbered from 17B-4-408, as enacted by Chapter 133, Laws of Utah
253 2001)
254 **17C-2-108**, (Renumbered from 17B-4-409, as enacted by Chapter 133, Laws of Utah
255 2001)
256 **17C-2-109**, (Renumbered from 17B-4-410, as last amended by Chapter 233, Laws of
257 Utah 2005)
258 **17C-2-110**, (Renumbered from 17B-4-411, as last amended by Chapter 292, Laws of
259 Utah 2005)
260 **17C-2-201**, (Renumbered from 17B-4-501, as enacted by Chapter 133, Laws of Utah
261 2001)
262 **17C-2-202**, (Renumbered from 17B-4-503, as last amended by Chapter 165, Laws of
263 Utah 2004)
264 **17C-2-203**, (Renumbered from 17B-4-504, as last amended by Chapters 139 and 185,
265 Laws of Utah 2002)
266 **17C-2-204**, (Renumbered from 17B-4-505, as last amended by Chapter 185, Laws of
267 Utah 2002)
268 **17C-2-205**, (Renumbered from 17B-4-506, as last amended by Chapter 185, Laws of
269 Utah 2002)
270 **17C-2-206**, (Renumbered from 17B-4-507, as last amended by Chapter 292, Laws of
271 Utah 2005)
272 **17C-2-301**, (Renumbered from 17B-4-602, as last amended by Chapter 292, Laws of
273 Utah 2005)

274 **17C-2-302**, (Renumbered from 17B-4-603, as last amended by Chapter 292, Laws of
275 Utah 2005)

276 **17C-2-303**, (Renumbered from 17B-4-604, as last amended by Chapter 292, Laws of
277 Utah 2005)

278 **17C-2-304**, (Renumbered from 17B-4-605, as last amended by Chapter 292, Laws of
279 Utah 2005)

280 **17C-2-401**, (Renumbered from 17B-4-801, as enacted by Chapter 133, Laws of Utah
281 2001)

282 **17C-2-402**, (Renumbered from 17B-4-802, as last amended by Chapter 205, Laws of
283 Utah 2002)

284 **17C-2-403**, (Renumbered from 17B-4-705, as last amended by Chapter 205, Laws of
285 Utah 2002)

286 **17C-2-501**, (Renumbered from 17B-4-701, as enacted by Chapter 133, Laws of Utah
287 2001)

288 **17C-2-502**, (Renumbered from 17B-4-702, as last amended by Chapter 205, Laws of
289 Utah 2002)

290 **17C-2-503**, (Renumbered from 17B-4-703, as last amended by Chapter 205, Laws of
291 Utah 2002)

292 **17C-2-504**, (Renumbered from 17B-4-704, as enacted by Chapter 133, Laws of Utah
293 2001)

294 **17C-2-505**, (Renumbered from 17B-4-502, as enacted by Chapter 133, Laws of Utah
295 2001)

296 REPEALS:

297 **17B-4-404**, as last amended by Chapter 256, Laws of Utah 2003

298 **17B-4-601**, as last amended by Chapter 292, Laws of Utah 2005

299 **17B-4-901**, as enacted by Chapter 133, Laws of Utah 2001

300 **17B-4-902**, as enacted by Chapter 133, Laws of Utah 2001

301 **17B-4-1101**, as last amended by Chapter 292, Laws of Utah 2005

302 **17B-4-1104**, as enacted by Chapter 133, Laws of Utah 2001

303

304 *Be it enacted by the Legislature of the state of Utah:*

305 Section 1. Section **9-4-704** is amended to read:

306 **9-4-704. Distribution of fund moneys.**

307 (1) The executive director shall:

308 (a) make grants and loans from the fund for any of the activities authorized by Section
309 9-4-705, as directed by the board;

310 (b) establish the criteria with the approval of the board by which loans and grants will
311 be made; and

312 (c) determine with the approval of the board the order in which projects will be funded.

313 (2) The executive director shall distribute, as directed by the board, any federal moneys
314 contained in the fund according to the procedures, conditions, and restrictions placed upon the
315 use of those moneys by the federal government.

316 (3) (a) The executive director shall distribute, as directed by the board, any funds
317 received pursuant to Section [~~17B-4-1010~~] 17C-1-412 to pay the costs of providing income
318 targeted housing within the community that created the [~~redevelopment agency under Title~~
319 ~~17B, Chapter 4, Redevelopment Agencies Act~~] community development and renewal agency
320 under Title 17C, Limited Purpose Local Government Entities - Community Development and
321 Renewal Agencies.

322 (b) As used in Subsection (3)(a):

323 (i) "Community" has the meaning as defined in [~~Subsection 17B-4-102(10)~~] Section
324 17C-1-102.

325 (ii) "Income targeted housing" has the meaning as defined in [~~Subsection~~
326 ~~17B-4-1010(1)~~] Section 17C-1-102.

327 (4) Except federal money and money received under Section [~~17B-4-1010~~] 17C-1-412,
328 the executive director shall distribute, as directed by the board, all other moneys from the fund
329 according to the following requirements:

330 (a) Not less than 30% of all fund moneys shall be distributed to rural areas of the state.

331 (b) At least 50% of the moneys in the fund shall be distributed as loans to be repaid to
332 the fund by the entity receiving them.

333 (i) (A) Of the fund moneys distributed as loans, at least 50% shall be distributed to
334 benefit persons whose annual income is at or below 50% of the median family income for the
335 state.

336 (B) The remaining loan moneys shall be distributed to benefit persons whose annual
337 income is at or below 80% of the median family income for the state.

338 (ii) The executive director or his designee shall lend moneys in accordance with this
339 Subsection (4) at a rate based upon the borrower's ability to pay.

340 (c) Any fund moneys not distributed as loans shall be distributed as grants.

341 (i) At least 90% of the fund moneys distributed as grants shall be distributed to benefit
342 persons whose annual income is at or below 50% of the median family income for the state.

343 (ii) The remaining fund moneys distributed as grants may be used by the executive
344 director to obtain federal matching funds or for other uses consistent with the intent of this part,
345 including the payment of reasonable loan servicing costs, but no more than 3% of the revenues
346 of the fund may be used to offset other department or board administrative expenses.

347 (5) The executive director may with the approval of the board:

348 (a) enact rules to establish procedures for the grant and loan process by following the
349 procedures and requirements of Title 63, Chapter 46a, Utah Administrative Rulemaking Act;
350 and

351 (b) service or contract, pursuant to Title 63, Chapter 56, Utah Procurement Code, for
352 the servicing of loans made by the fund.

353 Section 2. Section **10-3-1303** is amended to read:

354 **10-3-1303. Definitions.**

355 As used in this part:

356 (1) "Appointed officer" means any person appointed to any statutory office or position
357 or any other person appointed to any position of employment with a city or with a
358 [~~redevelopment agency under Title 17B, Chapter 4, Redevelopment Agencies Act~~] community
359 development and renewal agency under Title 17C, Limited Purpose Local Government Entities
360 - Community Development and Renewal Agencies. Appointed officers include, but are not
361 limited to, persons serving on special, regular, or full-time committees, agencies, or boards
362 whether or not such persons are compensated for their services. The use of the word "officer"
363 in this part is not intended to make appointed persons or employees "officers" of the
364 municipality.

365 (2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent,
366 aid, advise, furnish information to, or otherwise provide assistance to a person or business

367 entity, believing that such action is of help, aid, advice, or assistance to such person or business
368 entity and with the intent to assist such person or business entity.

369 (3) "Business entity" means a sole proprietorship, partnership, association, joint
370 venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on
371 a business.

372 (4) "Compensation" means anything of economic value, however designated, which is
373 paid, loaned, granted, given, donated, or transferred to any person or business entity by anyone
374 other than the governmental employer for or in consideration of personal services, materials,
375 property, or any other thing whatsoever.

376 (5) "Elected officer" means any person elected or appointed to the office of mayor,
377 commissioner, or council member.

378 (6) "Improper disclosure" means disclosure of private, controlled, or protected
379 information to any person who does not have both the right and the need to receive the
380 information.

381 (7) "Municipal employee" means a person who is not an elected or appointed officer
382 who is employed on a full or part-time basis by a municipality or by a [~~redevelopment agency~~
383 ~~under Title 17B, Chapter 4, Redevelopment Agencies Act~~] community development and
384 renewal agency under Title 17C, Limited Purpose Local Government Entities - Community
385 Development and Renewal Agencies.

386 (8) "Private, controlled, or protected information" means information classified as
387 private, controlled, or protected under Title 63, Chapter 2, Government Records Access and
388 Management Act or other applicable provision of law.

389 (9) "Substantial interest" means the ownership, either legally or equitably, by an
390 individual, his spouse, or his minor children, of at least 10% of the outstanding shares of a
391 corporation or 10% interest in any other business entity.

392 Section 3. Section **11-25-2** is amended to read:

393 **11-25-2. Legislative findings -- Liberal construction.**

394 The legislature finds and declares that it is necessary for the welfare of the state and its
395 inhabitants that [~~redevelopment~~] community development and renewal agencies be authorized
396 within cities, towns or counties, or cities or towns and counties to make long-term, low-interest
397 loans to finance residential rehabilitation in selected residential areas in order to encourage the

398 upgrading of property in those areas. Unless such agencies provide some form of assistance to
399 finance residential rehabilitation, many residential areas will deteriorate at an accelerated pace.
400 This act shall be liberally construed to effect its purposes.

401 Section 4. Section **11-25-3** is amended to read:

402 **11-25-3. Definitions.**

403 As used in this act:

404 (1) "Bonds" mean any bonds, notes, interim certificates, debentures, or other
405 obligations issued by an agency pursuant to this part and which are payable exclusively from
406 the revenues, as defined in Subsection (9), and from any other funds specified in this part upon
407 which the bonds may be made a charge and from which they are payable.

408 (2) "Citizen participation" means action by the agency to provide persons who will be
409 affected by residential rehabilitation financed under the provisions of this part with
410 opportunities to be involved in planning and carrying out the residential rehabilitation program.
411 "Citizen participation" shall include, but not be limited to, all of the following:

412 (a) Holding a public meeting prior to considering selection of the area for designation.

413 (b) Consultation with representatives of owners of property in, and residents of, a
414 residential rehabilitation area, in developing plans for public improvements and
415 implementation of the residential rehabilitation program.

416 (c) Dissemination of information relating to the time and location of meetings,
417 boundaries of the proposed residential rehabilitation area, and a general description of the
418 proposed residential rehabilitation program.

419 Public meetings and consultations shall be conducted by an official designated by the
420 agency. Public meetings shall be held at times and places convenient to residents and property
421 owners.

422 (3) "Financing" means the lending of moneys or any other thing of value for the
423 purpose of residential rehabilitation.

424 (4) "Agency" means a ~~[redemption]~~ community development and renewal agency
425 functioning pursuant to ~~[Title 17B, Chapter 4, Redevelopment Agencies Act]~~ Title 17C,
426 Limited Purpose Local Government Entities - Community Development and Renewal
427 Agencies.

428 (5) "Participating party" means any person, company, corporation, partnership, firm,

429 agency, political subdivision of the state, or other entity or group of entities requiring financing
430 for residential rehabilitation pursuant to the provisions of this part. No elective officer of the
431 state or any of its political subdivisions shall be eligible to be a participating party under the
432 provision of this part.

433 (6) "Residential rehabilitation" means the construction, reconstruction, renovation,
434 replacement, extension, repair, betterment, equipping, developing, embellishing, or otherwise
435 improving residences consistent with standards of strength, effectiveness, fire resistance,
436 durability, and safety, so that the structures are satisfactory and safe to occupy for residential
437 purposes and are not conducive to ill health, transmission of disease, infant mortality, juvenile
438 delinquency, or crime because of any one or more of the following factors:

439 (a) defective design and character of physical construction;

440 (b) faulty interior arrangement and exterior spacing;

441 (c) high density of population and overcrowding;

442 (d) inadequate provision for ventilation, light, sanitation, open spaces, and recreation
443 facilities;

444 (e) age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses;
445 and

446 (f) economic dislocation, deterioration, or disuse, resulting from faulty planning.

447 (7) "Residence" means a residential structure in residential rehabilitation areas. It also
448 means a commercial structure which, in the judgment of the agency, is an integral part of a
449 residential neighborhood.

450 (8) "Rehabilitation standards" mean the applicable local or state standards for the
451 rehabilitation of buildings located in residential rehabilitation areas, including any higher
452 standards adopted by the agency as part of its residential rehabilitation financing program.

453 (9) "Revenues" mean all amounts received as repayment of principal, interest, and all
454 other charges received for, and all other income and receipts derived by, the agency from the
455 financing of residential rehabilitation, including moneys deposited in a sinking, redemption, or
456 reserve fund or other fund to secure the bonds or to provide for the payment of the principal of,
457 or interest on, the bonds and such other moneys as the legislative body may, in its discretion,
458 make available therefor.

459 (10) "Residential rehabilitation area" means the geographical area designated by the

460 agency as one for inclusion in a comprehensive residential rehabilitation financing program
461 pursuant to the provisions of this act.

462 Section 5. Section **11-25-5** is amended to read:

463 **11-25-5. Bonds or notes -- Issuance -- Purposes -- Payment -- Maturity of bond**
464 **anticipation notes.**

465 An agency may, from time to time, issue its negotiable bonds or notes for the purpose
466 of financing residential rehabilitation as authorized by this act and for the purpose of funding or
467 refunding these bonds or notes in the same manner as it may issue other bonds or notes as
468 provided in [~~Title 17B, Chapter 4, Part 12, Bonds~~] Title 17C, Chapter 1, Part 5, Agency. Every
469 issue of its bonds shall be a special obligation of the agency payable from all or any part of the
470 revenues specified in the act or funds legally received by the agency. In anticipation of the sale
471 of the bonds, the agency may issue negotiable bond anticipation notes in accordance with
472 Section 11-14-311, and may renew such notes from time to time. Bond anticipation notes may
473 be paid from the proceeds of sale of the bonds of the agency in anticipation of which they were
474 issued. Bond anticipation notes and agreements relating thereto and the resolution or
475 resolutions authorizing the notes and agreements may obtain any provisions, conditions, or
476 limitations which a bond, agreement relating thereto, or bond resolution of the agency may
477 contain except that any note or renewal thereof shall mature at a time not later than five years
478 from the date of the issuance of the original note.

479 Section 6. Section **11-25-11** is amended to read:

480 **11-25-11. Comprehensive financing program ordinance -- Contents.**

481 Prior to the issuance of any bonds or bond anticipation notes of the agency for
482 residential rehabilitation, the agency shall by ordinance adopt a comprehensive residential
483 rehabilitation financing program, including:

484 (1) Criteria for selection of residential rehabilitation areas by the agency including
485 findings by the agency that:

486 (a) There are a substantial number of deteriorating structures in the area which do not
487 conform to community standards for decent, safe, sanitary housing.

488 (b) Financial assistance from the agency for residential rehabilitation is necessary to
489 arrest the deterioration of the area.

490 (c) Financing of residential rehabilitation in the area is economically feasible. These

491 findings are not required, however, when the residential rehabilitation area is located within the
492 boundaries of a project area covered by a project area redevelopment plan adopted in
493 accordance with Section [~~17B-4-408~~] 17C-2-107.

494 (2) Procedures for selection of residential rehabilitation areas by the agency including:

495 (a) Provisions for citizen participation in selection of residential rehabilitation areas.

496 (b) Provisions for a public hearing by the agency prior to selection of any particular
497 residential rehabilitation area.

498 (3) A commitment that rehabilitation standards will be enforced on each residence for
499 which financing is provided.

500 (4) Guidelines for financing residential rehabilitation which shall be subject to the
501 following limitations:

502 (a) Outstanding loans on the property to be rehabilitated including the amount of the
503 loans for rehabilitation, shall not exceed 80% of the anticipated after-rehabilitation value of the
504 property to be rehabilitated, except that the agency may authorize loans of up to 95% of the
505 anticipated after-rehabilitation value of the property if loans are made for the purpose of
506 rehabilitating the property for residential purposes, there is demonstrated need for such higher
507 limit, and there is a high probability that the value of the property will not be impaired during
508 the term of the loan.

509 (b) The maximum repayment period for residential rehabilitation loans shall be 20
510 years or 3/4 of the economic life of the property, whichever is less.

511 (c) The maximum amount loan for rehabilitation for each dwelling unit and for each
512 commercial unit which is, or is part of a "residence" as defined in this chapter, shall be
513 established by resolution of the agency.

514 Section 7. Section **11-27-2** is amended to read:

515 **11-27-2. Definitions.**

516 As used in this chapter:

517 (1) "Advance refunding bonds" means refunding bonds issued for the purpose of
518 refunding outstanding bonds in advance of their maturity.

519 (2) "Assessments" means a special tax levied against property within a special
520 improvement district to pay all or a portion of the costs of making improvements in the district.

521 (3) "Bond" means any revenue bond, general obligation bond, tax increment bond,

522 special improvement bond, or refunding bond.

523 (4) "General obligation bond" means any bond, note, warrant, certificate of
524 indebtedness, or other obligation of a public body payable in whole or in part from revenues
525 derived from ad valorem taxes and that constitutes an indebtedness within the meaning of any
526 applicable constitutional or statutory debt limitation.

527 (5) "Governing body" means the council, commission, county legislative body, board
528 of directors, board of trustees, board of education, board of regents, or other legislative body of
529 a public body designated in this chapter that is vested with the legislative powers of the public
530 body, and, with respect to the state, the State Bonding Commission created by Section
531 63B-1-201.

532 (6) "Government obligations" means:

533 (a) direct obligations of the United States of America, or other securities, the principal
534 of and interest on which are unconditionally guaranteed by the United States of America; or

535 (b) obligations of any state, territory, or possession of the United States, or of any of
536 the political subdivisions of any state, territory, or possession of the United States, or of the
537 District of Columbia described in Section 103(a), Internal Revenue Code of 1986.

538 (7) "Issuer" means the public body issuing any bond or bonds.

539 (8) "Public body" means the state or any agency, authority, instrumentality, or
540 institution of the state, or any municipal or quasi-municipal corporation, political subdivision,
541 agency, school district, special district, or other governmental entity now or hereafter existing
542 under the laws of the state.

543 (9) "Refunding bonds" means bonds issued under the authority of this chapter for the
544 purpose of refunding outstanding bonds.

545 (10) "Resolution" means a resolution of the governing body of a public body taking
546 formal action under this chapter.

547 (11) "Revenue bond" means any bond, note, warrant, certificate of indebtedness, or
548 other obligation for the payment of money issued by a public body or any predecessor of any
549 public body and that is payable from designated revenues not derived from ad valorem taxes or
550 from a special fund composed of revenues not derived from ad valorem taxes, but excluding all
551 of the following:

552 (a) any obligation constituting an indebtedness within the meaning of any applicable

553 constitutional or statutory debt limitation;

554 (b) any obligation issued in anticipation of the collection of taxes, where the entire
555 issue matures not later than one year from the date of the issue; and

556 (c) any special improvement bond.

557 (12) "Special improvement bond" means any bond, note, warrant, certificate of
558 indebtedness, or other obligation of a public body or any predecessor of any public body that is
559 payable from assessments levied on benefitted property and from any special improvement
560 guaranty fund.

561 (13) "Special improvement guaranty fund" means any special improvement guaranty
562 fund established under Title 10, Chapter 6, Uniform Fiscal Procedures Act for Utah Cities;
563 Title 17A, Chapter 3, Part 2, County Improvement Districts Act; or any predecessor or similar
564 statute.

565 (14) "Tax increment bond" means any bond, note, warrant, certificate of indebtedness,
566 or other obligation of a public body issued under authority of Title 17A, Chapter 2, Part 16,
567 Great Salt Lake Development Authority, or any similar statutes, including [~~Title 17B, Chapter~~
568 ~~4, Redevelopment Agencies Act~~] Title 17C, Limited Purpose Local Government Entities -
569 Community Development and Renewal Agencies.

570 Section 8. Section **17A-1-403** is amended to read:

571 **17A-1-403. Applicability to special districts -- Exceptions.**

572 This part applies to all special districts under Subsection 17A-1-404(19) except the
573 following districts which are specifically excluded from this part:

574 (1) [~~redevelopment~~] community development and renewal agencies created under
575 [~~Title 17B, Chapter 4~~] Title 17C, Limited Purpose Local Government Entities - Community
576 Development and Renewal Agencies;

577 (2) public transit districts created under Chapter 2, Part 10;

578 (3) health departments created under Title 26A, Chapter 1; and

579 (4) entities created under Title 11, Chapter 13, Interlocal Cooperation Act, unless the
580 entity is also a mental health district created under Chapter 3, Part 6, Local Mental Health
581 Authorities.

582 Section 9. Section **17C-1-101**, which is renumbered from Section 17B-4-101 is
583 renumbered and amended to read:

584 TITLE 17C. LIMITED PURPOSE LOCAL GOVERNMENT ENTITIES -
585 COMMUNITY DEVELOPMENT AND RENEWAL AGENCIES

586 CHAPTER 1. GENERAL PROVISIONS

587 Part 1. Definitions and other general provisions

588 ~~[17B-4-101].~~ 17C-1-101. Title.

589 This ~~[chapter]~~ title is known as ~~[the "Redevelopment Agencies Act."]~~ "Limited Purpose
590 Local Government Entities - Community Development and Renewal Agencies."

591 Section 10. Section 17C-1-102, which is renumbered from Section 17B-4-102 is
592 renumbered and amended to read:

593 ~~[17B-4-102].~~ 17C-1-102. Definitions.

594 As used in this title:

595 (1) "Adjusted tax increment" means:

596 (a) for tax increment under a pre-July 1, 1993 project area plan, tax increment under
597 Section 17C-1-403, excluding tax increment under Subsection 17C-1-403(3); and

598 (b) for tax increment under a post-June 30, 1993 project area plan, tax increment under
599 Section 17C-1-404, excluding tax increment under Section 17C-1-406.

600 (2) "Affordable housing" means housing to be owned or occupied by persons and
601 families of low or moderate income, as determined by resolution of the agency.

602 ~~[(1)]~~ (3) "Agency" or "community development and renewal agency" means a separate
603 body corporate and politic, created under Section ~~[17B-4-201]~~ 17C-1-201 or as a
604 redevelopment agency under previous law, that is a political subdivision of the state, that is
605 created to undertake or promote redevelopment, economic development, or ~~[education~~
606 housing] community development, or any combination of them, as provided in this ~~[chapter]~~
607 title, and whose geographic boundaries are coterminous with:

608 (a) for an agency created by a county, the unincorporated area of the county; and

609 (b) for an agency created by a city or town, the boundaries of the city or town.

610 ~~[(2)]~~ "Assessment property owner" or "assessment owner of property" means the owner
611 of real property as shown on the assessment roll of the county in which the property is located;
612 equalized as of the previous November 1.]

613 (4) "Annual income" has the meaning as defined under regulations of the U.S.
614 Department of Housing and Urban Development, 24 C.F.R. Sec. 5.609, as amended or as

615 superseded by replacement regulations.

616 [~~(3)~~] (5) "Assessment roll" has the meaning as defined in Section 59-2-102.

617 [~~(4)~~] (6) "Base taxable value" means the taxable value of the property within a project
618 area from which tax increment will be collected, as shown upon the assessment roll last
619 equalized before:

620 (a) for a pre-July 1, 1993 project area plan, the effective date of the project area plan;

621 or

622 (b) for a post-June 30, 1993 project area plan:

623 (i) the date of the taxing entity committee's approval of the first project area budget; or

624 (ii) if no taxing entity committee approval is required for the project area budget, the

625 later of:

626 (A) the date the project area plan is adopted by the community legislative body; and

627 (B) the date the agency adopts the first project area budget.

628 (7) "Basic levy" means the portion of a school district's tax levy constituting the

629 minimum basic levy under Section 59-2-902.

630 [~~(5)~~] (8) "Blight" or "blighted" means the condition of an area that meets the

631 requirements of Subsection [~~17B-4-604~~] 17C-2-303(1).

632 [~~(6)~~] (9) "Blight hearing" means a public hearing under Subsection [~~17B-4-601~~]

633 17C-2-102(1)(c) (a)(iii) and Section [~~17B-4-603~~] 17C-2-302 regarding the existence or

634 nonexistence of blight within the proposed redevelopment project area.

635 [~~(7)~~] (10) "Blight study" means a study to determine the existence or nonexistence of

636 blight within a survey area as provided in Section [~~17B-4-602~~] 17C-2-301.

637 [~~(8)~~] (11) "Board" means the governing body of an agency, as provided in Section

638 [~~17B-4-203~~] 17C-1-203.

639 [~~(9)~~] (12) "Budget hearing" means the public hearing on a draft project area budget

640 required under Subsection [~~17B-4-501~~] 17C-2-201(2)(c) (d) for a redevelopment project area

641 budget or Subsection 17C-3-201(2)(d) for an economic development project area budget.

642 (13) "Combined incremental value" means the combined total of all incremental values

643 from all redevelopment project areas, except a military installation project area, within the

644 agency's boundaries under adopted project area plans and adopted project area budgets at the

645 time that a project area budget for a new redevelopment project area is being considered.

646 ~~[(10)]~~ (14) "Community" means a county, city, or town.

647 (15) "Community development" means development activities within a community,
648 including the encouragement, promotion, or provision of development.

649 ~~[(11)]~~ (16) "Economic development" means to promote the creation or retention of
650 public or private jobs within the state through:

651 (a) planning, design, development, construction, rehabilitation, business relocation, or
652 any combination of these, within ~~[part or all of a project area]~~ a community; and

653 (b) the provision of office, industrial, manufacturing, warehousing, distribution,
654 parking, public, or other facilities, or other improvements that benefit the state or a community.

655 ~~[(12) "Education housing development" means the provision of high density housing
656 within a project area that is adjacent to a public or private institution of higher education.]~~

657 (17) "Fair share ratio" means the ratio derived by:

658 (a) for a city or town, comparing the percentage of all housing units within the city or
659 town that are publicly subsidized income targeted housing units to the percentage of all
660 housing units within the whole county that are publicly subsidized income targeted housing
661 units; or

662 (b) for the unincorporated part of a county, comparing the percentage of all housing
663 units within the unincorporated county that are publicly subsidized income targeted housing
664 units to the percentage of all housing units within the whole county that are publicly subsidized
665 income targeted housing units.

666 (18) "Family" has the meaning as defined under regulations of the U.S. Department of
667 Housing and Urban Development, 24 C.F.R. Section 5.403, as amended or as superseded by
668 replacement regulations.

669 (19) "Greenfield" means land not developed beyond agricultural or forestry use.

670 (20) "Housing funds" means the funds allocated in a redevelopment project area budget
671 under Section 17C-2-203 for the purposes provided in Subsection 17C-1-412(1).

672 (21) "Income targeted housing" means housing to be owned or occupied by a family
673 whose annual income is at or below 80% of the median annual income for the county in which
674 the housing is located.

675 (22) "Incremental value" means a figure derived by multiplying the marginal value of
676 the property located within a redevelopment project area on which tax increment is collected by

677 a number that represents the percentage of adjusted tax increment from that project area that is
678 paid to the agency.

679 [(13)] (23) "Loan fund board" means the Olene Walker Housing Loan Fund Board,
680 established under Title 9, Chapter 4, Part 7, Olene Walker Housing Loan Fund.

681 (24) "Marginal value" means the difference between actual taxable value and base
682 taxable value.

683 (25) "Military installation project area" means a project area or a portion of a project
684 area located within a federal military installation ordered closed by the federal Defense Base
685 Realignment and Closure Commission.

686 [(14)] (26) "Plan hearing" means the public hearing on a draft project area plan
687 required under Subsection [17B-4-402-(1)(e)] 17C-2-102(1)(a)(viii) for a redevelopment
688 project area plan, Subsection 17C-3-102(1)(d) for an economic development project area plan,
689 and Subsection 17C-4-102(1)(d) for a community development project area plan.

690 [(15)] (27) "Post-June 30, 1993 project area plan" means a [~~redevelopment, economic~~
691 ~~development, or education housing development~~] project area plan adopted on or after July 1,
692 1993, whether or not amended subsequent to its adoption.

693 [(16)] (28) "Pre-July 1, 1993 project area plan" means a [~~redevelopment~~] project area
694 plan adopted before July 1, 1993, whether or not amended subsequent to its adoption.

695 [(17)] (29) "Private," with respect to real property, means:

696 (a) not owned by the United States or any agency of the federal government, a public
697 entity, or any other governmental entity; and

698 (b) not dedicated to public use.

699 [(18)] (30) "Project area" means the geographic area described in a project area plan or
700 draft project area plan where the redevelopment, economic development, or [~~education~~
701 ~~housing~~] community development, as the case may be, set forth in the project area plan or draft
702 project area plan takes place or is proposed to take place.

703 [(19)] (31) "Project area budget" means a multiyear projection of annual or cumulative
704 revenues and expenses and other fiscal matters pertaining to a redevelopment[;] or economic
705 development[; or education housing development] project area that includes:

706 (a) the base taxable value of property in the project area;

707 (b) the projected tax increment expected to be generated within the project area;

708 (c) the amount of tax increment expected to be shared with other taxing entities;
709 (d) the amount of tax increment expected to be used to implement the project area plan,
710 including the estimated amount of tax increment to be used for land acquisition, public
711 improvements, infrastructure improvements, and loans, grants, or other incentives to private
712 and public entities;
713 (e) the tax increment expected to be used to cover the cost of administering the project
714 area plan;
715 (f) if the area from which tax increment is to be collected is less than the entire project
716 area[;]:
717 (i) the tax identification numbers of the parcels from which tax increment will be
718 collected; or
719 (ii) a legal description of the portion of the project area from which tax increment will
720 be collected; and
721 (g) for property that the agency owns and expects to sell, the expected total cost of the
722 property to the agency and the expected selling price.
723 [~~(20)~~] (32) "Project area plan" means a written plan under Part 4, Project Area Plan,
724 that, after its effective date, guides and controls the redevelopment, economic development, or
725 [~~education housing~~] community development activities within [~~the~~] a project area.
726 [~~(21)~~] (33) "Property tax" includes privilege tax and each levy on an ad valorem basis
727 on tangible or intangible personal or real property.
728 [~~(22)~~] (34) "Public entity" means:
729 (a) the state, including any of its departments or agencies; or
730 (b) a political subdivision of the state, including a county, city, town, school district,
731 special district, local district, or interlocal cooperation entity.
732 [~~(23)~~] "~~Public input hearing~~" means the ~~public hearing required under Subsection~~
733 ~~17B-4-402(1)(h)(ii) regarding a proposed redevelopment project.~~
734 (35) "Publicly owned infrastructure and improvements" means water, sewer, storm
735 drainage, electrical, and other similar systems and lines, streets, roads, curb, gutter, sidewalk,
736 walkways, parking facilities, public transportation facilities, and other facilities, infrastructure,
737 and improvements benefitting the public and to be publicly owned or publicly maintained or
738 operated.

739 [~~(24)~~] (36) "Record property owner" or "record owner of property" means the owner of
740 real property as shown on the records of the recorder of the county in which the property is
741 located and includes a purchaser under a real estate contract if the contract is recorded in the
742 office of the recorder of the county in which the property is located or the purchaser gives
743 written notice of the real estate contract to the agency.

744 [~~(25)~~] (37) "Redevelopment" means the development activities under a project area
745 plan within a redevelopment project area, including:

746 (a) planning, design, development, demolition, clearance, construction, rehabilitation,
747 or any combination of these, of part or all of a project area;

748 (b) the provision of residential, commercial, industrial, public, or other structures or
749 spaces, including recreational and other facilities incidental or appurtenant to them;

750 (c) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating, or
751 any combination of these, existing structures in a project area;

752 (d) providing open space, including streets and other public grounds and space around
753 buildings;

754 (e) providing public or private buildings, infrastructure, structures, and improvements;
755 and

756 (f) providing improvements of public or private recreation areas and other public
757 grounds.

758 [~~(26)~~] (38) "Superfund site":

759 (a) means an area included in the National Priorities List under the Comprehensive
760 Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sec. 9605; and

761 (b) includes an area formerly included in the National Priorities List, as described in
762 Subsection [~~(26)~~] (38)(a), but removed from the list following remediation that leaves on site
763 the waste that caused the area to be included in the National Priorities List.

764 [~~(27)~~] (39) "Survey area" means an area designated by a survey area resolution for
765 study to determine whether one or more redevelopment projects within the area are feasible.

766 [~~(28)~~] (40) "Survey area resolution" means a resolution adopted by the agency board
767 under Subsection [~~17B-4-401(1)(a)~~] 17C-2-101(1)(a) designating a survey area.

768 (41) "Taxable value" means the value of property as shown on the last equalized
769 assessment roll as certified by the county assessor.

770 [(29)] (42) (a) "Tax increment" means, except as provided in Subsection [(29)] (42)(b),
771 the difference between:

772 (i) the amount of property tax revenues generated each tax year by all taxing entities
773 from the area within a project area designated in the project area plan as the area from which
774 tax increment is to be collected, using the current assessed value of the property; and

775 (ii) the amount of property tax revenues that would be generated from that same area
776 using the base taxable value of the property.

777 (b) "Tax increment" does not include taxes levied and collected under Section
778 59-2-906.1 on or after January 1, 1994 upon the taxable property in the project area unless:

779 (i) the project area plan was adopted before May 4, 1993, whether or not the project
780 area plan was subsequently amended; and

781 (ii) the taxes were pledged to support bond indebtedness or other contractual
782 obligations of the agency.

783 [(30)] (43) "Taxing entity" means a public entity that levies a tax on property within a
784 [project area or proposed project area] community.

785 [(31)] (44) "Taxing entity committee" means a committee representing the interests of
786 taxing entities, created as provided in Section [17B-4-1002] 17C-1-402.

787 (45) "Unincorporated" means not within a city or town.

788 Section 11. Section 17C-1-103, which is renumbered from Section 17B-4-105 is
789 renumbered and amended to read:

790 ~~17B-4-105~~. **17C-1-103. Limitations on applicability of title --**
791 **Amendment of previously adopted project area plan.**

792 (1) Nothing in this [chapter] title may be construed to:

793 (a) impose a requirement or obligation on an agency, with respect to a project area plan
794 adopted or an agency action taken, that was not imposed by the law in effect at the time the
795 project area plan was adopted or the action taken;

796 (b) prohibit an agency from taking an action that:

797 (i) was allowed by the law in effect immediately before an applicable amendment to
798 this [chapter] title;

799 (ii) is permitted or required under the project area plan adopted before the amendment;
800 and

801 (iii) is not explicitly prohibited under this [chapter] title;
 802 (c) revive any right to challenge any action of the agency that had already expired; or
 803 (d) require a project area plan to contain a provision that was not required by the law in
 804 effect at the time the project area plan was adopted.

805 (2) (a) A project area plan adopted before an amendment to this [chapter] title becomes
 806 effective may be amended as provided in this [chapter] title.

807 (b) Unless explicitly prohibited by this [chapter] title, an amendment under Subsection
 808 (2)(a) may include a provision that is allowed under this [chapter] title but that was not
 809 required or allowed by the law in effect before the applicable amendment.

810 Section 12. Section **17C-1-104** is enacted to read:

811 **17C-1-104. Actions not subject to land use laws.**

812 (1) An action taken under this title is not subject to Title 10, Chapter 9a, Municipal
 813 Land Use, Development, and Management Act or Title 17, Chapter 27a, County Land Use,
 814 Development, and Management Act.

815 (2) An ordinance or resolution adopted under this title is not a land use ordinance as
 816 defined in Sections 10-9a-103 and 17-27a-103.

817 Section 13. Section **17C-1-201**, which is renumbered from Section 17B-4-201 is
 818 renumbered and amended to read:

819 **Part 2. Agency Creation, Powers, and Board**

820 [~~17B-4-201~~]. **17C-1-201. Creation of agency -- Notice to lieutenant**
 821 **governor.**

822 (1) Subject to Subsection (2), a community may, by ordinance adopted by its
 823 legislative body, create [am] a community development and renewal agency.

824 (2) (a) Within ten days after adopting an ordinance under Subsection (1), the
 825 community legislative body shall file with the lieutenant governor a notice of the adoption of
 826 the ordinance, with a copy of the ordinance.

827 (b) Upon the lieutenant governor's issuance of the certificate of creation under Section
 828 67-1a-6.5, the agency is created and incorporated.

829 (3) An agency may change its name, whether to indicate it is a community
 830 development and renewal agency or otherwise, by adopting a resolution setting forth its new
 831 name and filing the resolution with the lieutenant governor, the State Tax Commission, the

832 State Board of Education, and the assessor of the county in which the agency is located.

833 Section 14. Section **17C-1-202**, which is renumbered from Section 17B-4-202 is
834 renumbered and amended to read:

835 ~~[17B-4-202].~~ **17C-1-202. Agency powers.**

836 (1) ~~[An]~~ A community development and renewal agency may:

837 (a) sue and be sued;

838 (b) enter into contracts generally;

839 (c) buy, obtain an option upon, or otherwise acquire any interest in real or personal
840 property;

841 (d) sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or
842 personal property;

843 (e) enter into a lease agreement on real or personal property, either as lessee or lessor;

844 (f) provide for redevelopment, economic development, and ~~[education housing]~~
845 community development as provided in this ~~[chapter]~~ title;

846 (g) receive tax increment as provided in this ~~[chapter]~~ title;

847 ~~[(h) encourage the continued use of existing buildings in the project area;]~~

848 ~~[(i)]~~ (h) if disposing of or leasing land, retain controls or establish restrictions and
849 covenants running with the land consistent with the project area plan;

850 ~~[(j)]~~ (i) accept financial or other assistance from any public or private source for the
851 agency's activities, powers, and duties, and expend any funds so received for any of the
852 purposes of this ~~[chapter]~~ title;

853 ~~[(k)]~~ (j) borrow money or accept financial or other assistance from the federal
854 government, a public entity, or any other source for any of the purposes of this ~~[chapter]~~ title
855 and comply with any conditions of ~~[such]~~ the loan or assistance; ~~[and]~~

856 ~~[(l)]~~ (k) issue bonds to finance the undertaking of any redevelopment, economic
857 development, or ~~[education housing]~~ community development or for any of the agency's other
858 purposes, including:

859 (i) reimbursing an advance made by the agency or by a public entity or the federal
860 government to the agency;

861 (ii) refunding bonds to pay or retire bonds previously issued by the agency; and

862 (iii) refunding bonds to pay or retire bonds previously issued by the community that

863 created the agency for expenses associated with a redevelopment, economic development, or
864 [~~education housing~~] community development project; and

865 [~~(m)~~] (l) transact other business and exercise all other powers provided for in this
866 [~~chapter~~] title.

867 (2) The establishment of controls or restrictions and covenants under Subsection
868 (1)[~~(t)~~](h) is a public purpose.

869 Section 15. Section **17C-1-203**, which is renumbered from Section 17B-4-203 is
870 renumbered and amended to read:

871 [~~17B-4-203~~]. **17C-1-203. Agency board -- Quorum.**

872 (1) The governing body of an agency is a board consisting of the current members of
873 the legislative body of the community that created the agency.

874 (2) A majority of board members constitutes a quorum for the transaction of agency
875 business.

876 (3) An agency board may not adopt a resolution, pass a motion, or take any other
877 official board action without the concurrence of at least a majority of the board members
878 present at a meeting at which a quorum is present.

879 Section 16. Section **17C-1-204**, which is renumbered from Section 17B-4-204 is
880 renumbered and amended to read:

881 [~~17B-4-204~~]. **17C-1-204. Redevelopment, economic development,
882 community development by an adjoining agency -- Requirements.**

883 (1) An agency or community may, by resolution of its board or legislative body,
884 respectively, authorize [~~another~~] an agency to conduct redevelopment, economic development,
885 or [~~education housing~~] community development activities in a project area that includes an area
886 within the authorizing agency's boundaries or within the boundaries of the authorizing
887 community if the project area or community is contiguous to the boundaries of the other
888 agency.

889 (2) If an agency board or community legislative body adopts a resolution under
890 Subsection (1) authorizing another agency to undertake redevelopment, economic
891 development, or [~~education housing~~] community development activities in the authorizing
892 agency's project area or within the boundaries of the authorizing community:

893 (a) the other agency may act in all respects as if the project area were within its own

894 boundaries;

895 (b) the board of the other agency has all the rights, powers, and privileges with respect
896 to the project area as if it were within its own boundaries; and

897 (c) the other agency may be paid tax increment funds to the same extent as if the
898 project area were within its own boundaries.

899 (3) Each project area plan approved by the other agency for the project area that is the
900 subject of a resolution under Subsection (1) shall be ~~[(a) reviewed by the planning~~
901 ~~commission of the community in which the project area is located; and (b)]~~ adopted by
902 ordinance of the legislative body of the community in which the project area is located.

903 Section 17. Section **17C-1-205**, which is renumbered from Section 17B-4-205 is
904 renumbered and amended to read:

905 ~~[17B-4-205].~~ **17C-1-205. Change of project area from one community to**
906 **another.**

907 (1) For purposes of this section:

908 (a) "New agency" means the agency created by the new community.

909 (b) "New community" means the community in which the relocated project area is
910 located after the change in community boundaries takes place.

911 (c) "Original agency" means the agency created by the original community.

912 (d) "Original community" means the community that adopted the project area plan that
913 created the project area that has been relocated.

914 (e) "Relocated" means that a project area under a project area plan adopted by the
915 original community has ceased to be located within that community and has become part of a
916 new community because of a change in community boundaries through:

917 (i) a county or municipal annexation;

918 (ii) the creation of a new county;

919 (iii) a municipal incorporation, consolidation, dissolution, or boundary adjustment; or

920 (iv) any other action resulting in a change in community boundaries.

921 (2) If a project area under a project area plan adopted by a community becomes
922 relocated, the project area shall, for purposes of this ~~[chapter]~~ title, be considered to remain in
923 the original community until:

924 (a) the new community has created an agency;

925 (b) the original agency has transferred or assigned to the new agency the original
926 agency's real property, rights, indebtedness, obligations, tax increment, and other assets and
927 liabilities related to the relocated project area; ~~and~~

928 (c) the new agency by resolution approves the original agency's project area plan as the
929 project area plan of the new agency; and

930 (d) the new community by ordinance adopts the project area plan that was approved by
931 the new agency.

932 Section 18. Section ~~17C-1-206~~, which is renumbered from Section 17B-4-206 is
933 renumbered and amended to read:

934 ~~[17B-4-206].~~ 17C-1-206. Use of eminent domain prohibited -- Exception.

935 ~~[(1) An agency may not acquire property or an interest in property from an agency
936 board member or officer unless:]~~

937 ~~[(a) the board member or officer consents; and]~~

938 ~~[(b) the agency uses eminent domain.]~~

939 (1) Except as provided in Subsection (2), an agency may not use eminent domain to
940 acquire property.

941 (2) An agency may use eminent domain to acquire any interest in property that is
942 owned by an agency board member or officer and located within a ~~[redevelopment, economic
943 development, or education housing development]~~ project area, if the board member or officer
944 consents.

945 Section 19. Section ~~17C-1-207~~, which is renumbered from Section 17B-4-103 is
946 renumbered and amended to read:

947 ~~[17B-4-103].~~ 17C-1-207. Public entities may assist with redevelopment,
948 economic development, or community development project.

949 (1) In order to assist and cooperate in the planning, undertaking, construction, or
950 operation of a redevelopment, economic development, or ~~[education housing]~~ community
951 development project located within the area in which it is authorized to act, a public entity
952 may:

953 (a) (i) cause to be furnished adjacent to or in connection with a redevelopment,
954 economic development, or ~~[education housing]~~ community development project:

955 (A) parks, playgrounds, or other recreational facilities;

956 (B) community, educational, water, sewer, or drainage facilities; or
957 (C) any other works which the public entity is otherwise empowered to undertake;
958 (ii) furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets,
959 roads, roadways, alleys, sidewalks, or other places ~~[over which it has authority];~~
960 (iii) plan or replan, zone or rezone any part of a project area and make any legal
961 exceptions from building regulations and ordinances;
962 (iv) purchase or legally invest in any of the bonds of an agency and exercise all of the
963 rights of any holder of the bonds;
964 (v) enter into an agreement with another public entity concerning action to be taken
965 pursuant to any of the powers granted in this ~~[chapter, and]~~ title;
966 (vi) do any and all things necessary to aid or cooperate in the planning or carrying out
967 of a redevelopment, economic development, or ~~[education housing]~~ community development
968 project; [and]
969 (vii) in connection with the project area plan, become obligated to the extent
970 authorized and funds have been made available to make required improvements or construct
971 required structures; and
972 (viii) lend, grant, or contribute funds to an agency for a redevelopment, economic
973 development, or community development project; and
974 (b) ~~[after]~~ 15 days after posting public notice:
975 (i) ~~[(A)]~~ purchase or otherwise acquire property or lease property from an agency; or
976 ~~[(B)]~~ (ii) sell, grant, convey, or otherwise dispose of the public entity's property or
977 lease the public entity's property to an agency[;].
978 ~~[(ii) in connection with the project area plan, become obligated to the extent authorized~~
979 ~~and funds have been made available to make required improvements or construct required~~
980 ~~structures; and]~~
981 ~~[(iii) lend, grant, or contribute funds to an agency for a redevelopment, economic~~
982 ~~development, or education housing development project.]~~
983 (2) Notwithstanding any law to the contrary, an agreement under Subsection (1)(a)(v)
984 may extend over any period.
985 (3) A grant or contribution of funds from a public entity to an agency is not subject to
986 the requirements of Section 10-8-2.

987 Section 20. Section **17C-1-208**, which is renumbered from Section 17B-4-104 is
988 renumbered and amended to read:

989 ~~[17B-4-104].~~ **17C-1-208. Agency funds to be accounted for separately**
990 **from community funds.**

991 Agency funds shall be accounted for separately from the funds of the community that
992 created the agency.

993 Section 21. Section **17C-1-301**, which is renumbered from Section 17B-4-301 is
994 renumbered and amended to read:

995 **Part 3. Agency property**

996 ~~[17B-4-301].~~ **17C-1-301. Agency property exempt from taxation --**
997 **Exception.**

998 (1) Agency property acquired or held for purposes of this [chapter] title is declared to
999 be public property used for essential public and governmental purposes and, subject to
1000 Subsection (2), is exempt from all taxes of a public entity.

1001 (2) The exemption in Subsection (1) does not apply to property that the agency leases
1002 to a lessee that is not entitled to a tax exemption with respect to the property.

1003 Section 22. Section **17C-1-302**, which is renumbered from Section 17B-4-302 is
1004 renumbered and amended to read:

1005 ~~[17B-4-302].~~ **17C-1-302. Agency property exempt from levy and execution**
1006 **sale -- Judgment against community or agency.**

1007 (1) (a) All agency property, including funds the agency owns or holds for purposes of
1008 this [chapter] title, [are] is exempt from levy and execution sale, and no execution or judicial
1009 process may issue against agency property. A judgment against an agency may not be a charge
1010 or lien upon agency property.

1011 (b) Subsection (1)(a) does not apply to or limit the right of obligees to pursue any
1012 remedies for the enforcement of any pledge or lien given by an agency on its funds or revenues.

1013 (2) A judgment against the community that created the agency may not be a charge or
1014 lien upon agency property.

1015 (3) A judgment against an agency may not be a charge or lien upon property of the
1016 community that created the agency.

1017 Section 23. Section **17C-1-303**, which is renumbered from Section 17B-4-303 is

1018 renumbered and amended to read:

1019 ~~[17B-4-303].~~ 17C-1-303. **Summary of sale or other disposition of agency**
1020 **property -- Publication of summary.**

1021 (1) Upon the agency's sale, conveyance, grant, or other disposition of real property, the
1022 agency shall prepare a summary of the material provisions of the disposition.

1023 (2) Each summary under Subsection (1) shall be a matter of public record.

1024 (3) The agency shall ~~[publish each summary under Subsection (1) at least once in a~~
1025 ~~newspaper of general circulation in the agency's boundaries]~~, no later than one month after the
1026 disposition is concluded;

1027 (a) publish each summary under Subsection (1) at least once in a newspaper of general
1028 circulation in the agency's boundaries; or

1029 (b) if there is no newspaper of general circulation, post the summary in three
1030 conspicuous places within the agency's boundaries.

1031 Section 24. Section **17C-1-401**, which is renumbered from Section 17B-4-1001 is
1032 renumbered and amended to read:

1033 **Part 4. Tax Increment**

1034 ~~[17B-4-1001].~~ 17C-1-401. **Agency receipt and use of tax increment and**
1035 **sales tax -- Distribution of tax increment and sales tax.**

1036 (1) An agency may receive and use tax increment and sales tax, as provided in this
1037 part.

1038 (2) (a) The applicable length of time or number of years for which an agency is to be
1039 paid tax increment or sales tax under this part shall be measured:

1040 (i) for a pre-July 1, 1993 project area plan, from the first tax year regarding which the
1041 agency accepts tax increment from the project area; ~~[or]~~

1042 (ii) for a post-June 30, 1993 redevelopment or economic development project area
1043 plan, from the first tax year for which the agency ~~[is to receive]~~ receives tax increment ~~[as~~
1044 ~~shown in]~~ under the project area budget~~[-]; or~~

1045 (iii) for a community development project area plan, as indicated in the resolution or
1046 interlocal agreement of a taxing entity that establishes the agency's right to receive tax
1047 increment or sales tax.

1048 (b) Tax increment may not be paid to an agency for a tax year prior to the tax year

1049 following:

1050 (i) for a redevelopment or economic development project area plan, the effective date
 1051 of the project area plan[-]; and

1052 (ii) for a community development project area plan, the effective date of the interlocal
 1053 agreement that establishes the agency's right to receive tax increment.

1054 (3) With respect to a community development project area plan, a taxing entity may, by
 1055 resolution or through interlocal agreement, authorize an agency to be paid any or all of that
 1056 taxing entity's tax increment or sales tax for any period of time.

1057 [~~(3)~~] (4) With the written consent of a taxing entity, an agency may be paid tax
 1058 increment, from that taxing entity's tax revenues only, in a higher percentage or for a longer
 1059 period of time, or both, than otherwise authorized under this [chapter] title.

1060 [~~(4)~~] (5) Each county that collects property tax on property within a project area shall
 1061 pay and distribute to the agency the tax increment that the agency is entitled to collect under
 1062 this [chapter] title, in the manner and at the time provided in Section 59-2-1365.

1063 Section 25. Section **17C-1-402**, which is renumbered from Section 17B-4-1002 is
 1064 renumbered and amended to read:

1065 [~~17B-4-1002~~]. **17C-1-402. Taxing entity committee.**

1066 (1) Each agency that adopts or proposes to adopt a post-June 30, 1993 redevelopment
 1067 or economic development project area plan shall, and any other agency may, cause a taxing
 1068 entity committee to be created.

1069 (2) (a) (i) Each taxing entity committee shall be composed of:

1070 (A) two school district representatives appointed as provided in Subsection (2)(a)(ii);

1071 (B) (I) in a county of the second, third, fourth, fifth, or sixth class, two representatives
 1072 appointed by resolution of the legislative body of the county in which the agency is located; or

1073 (II) in a county of the first class, one representative appointed by the county executive
 1074 and one representative appointed by the legislative body of the county in which the agency is
 1075 located;

1076 (C) if the agency was created by a city or town, two representatives appointed by
 1077 resolution of the legislative body of that city or town;

1078 (D) one representative appointed by the State Board of Education; and

1079 (E) one representative selected by majority vote of the legislative bodies or governing

1080 boards of all other taxing entities that levy a tax on property within the agency's boundaries, to
1081 represent the interests of those taxing entities on the taxing entity committee.

1082 (ii) (A) If the agency boundaries include only one school district, that school district
1083 shall appoint the two school district representatives under Subsection (2)(a)(i)(A).

1084 (B) If the agency boundaries include more than one school district, those school
1085 districts shall jointly appoint the two school district representatives under Subsection
1086 (2)(a)(i)(A).

1087 (b) (i) Each taxing entity committee representative under Subsection (2)(a) shall be
1088 appointed within 30 days after the agency provides notice of the creation of the taxing entity
1089 committee.

1090 (ii) If a representative is not appointed within the time required under Subsection
1091 (2)(b)(i), the agency board may appoint a person to serve on the taxing entity committee in the
1092 place of the missing representative until that representative is appointed.

1093 (c) (i) A taxing entity committee representative may be appointed for a set term or
1094 period of time, as determined by the appointing authority under Subsection (2)(a)(i).

1095 (ii) Each taxing entity committee representative shall serve until a successor is
1096 appointed and qualified.

1097 (d) (i) Upon the appointment of each representative under Subsection (2)(a)(i), whether
1098 an initial appointment or an appointment to replace an already serving representative, the
1099 appointing authority shall:

1100 (A) notify the agency in writing of the name and address of the newly appointed
1101 representative; and

1102 (B) provide the agency a copy of the resolution making the appointment or, if the
1103 appointment is not made by resolution, other evidence of the appointment.

1104 (ii) Each appointing authority of a taxing entity committee representative under
1105 Subsection (2)(a)(i) shall notify the agency in writing of any change of address of a
1106 representative appointed by that appointing authority.

1107 (3) A taxing entity committee represents all taxing entities regarding a redevelopment
1108 or economic development project area and may:

1109 (a) cast votes that will be binding on all taxing entities;

1110 (b) negotiate with the agency concerning a draft project area plan;

- 1111 (c) approve or disapprove a project area budget as provided in Section [~~17B-4-505~~
 1112 17C-2-204 for a redevelopment project area budget and Section 17C-3-203 for an economic
 1113 development project area budget;
- 1114 (d) approve or disapprove amendments to a project area budget as provided in Section
 1115 [~~17B-4-507~~] 17C-2-206 for a redevelopment project area budget and Section 17C-3-205 for an
 1116 economic development project area budget;
- 1117 (e) approve exceptions to the limits on the value and size of a project area imposed
 1118 under this chapter;
- 1119 (f) approve exceptions to the percentage of tax increment and the period of time that
 1120 tax increment is paid to the agency as provided in this [~~part~~] chapter;
- 1121 (g) approve the use of tax increment for [~~access and utilities~~] publicly owned
 1122 infrastructure and improvements outside of a redevelopment or economic development project
 1123 area that the agency and community legislative body determine to be of benefit to the
 1124 redevelopment or economic development project area, as provided in Subsection
 1125 [~~17B-4-1007(1)(a)(ii)(D)~~] 17C-1-409(1)(a)(iii)(D);
- 1126 (h) waive the restrictions imposed by Subsection [~~17B-4-503(2)(a)~~] 17C-2-202(1); and
- 1127 (i) give other taxing entity committee approval or consent required or allowed under
 1128 this [~~chapter~~] title.
- 1129 (4) A quorum of a taxing entity committee consists of:
 1130 [~~(a) except as provided in Subsection (4)(b):~~]
 1131 [(i)] (a) if the redevelopment or economic development project area is located within a
 1132 city or town, [~~five~~] six members; or
 1133 [(ii)] (b) if the redevelopment or economic development project area is not located
 1134 within a city or town, four members[~~; or~~].
 1135 [~~(b) for an education housing development project area as to which the school district~~
 1136 ~~has elected under Subsection 17B-4-1004(5) not to allow the agency to be paid tax increment~~
 1137 ~~from school district tax revenues:~~]
 1138 [(i) if the project area is located within a city or town, three members; or]
 1139 [(ii) if the project area is not located within a city or town, two members:]
- 1140 (5) Taxing entity committee approval, consent, or other action requires the affirmative
 1141 vote of [~~a majority of a quorum present at a~~] two-thirds of all taxing entity committee

1142 ~~[meeting-]~~ members.

1143 (6) (a) An agency may call a meeting of the taxing entity committee by sending written
1144 notice to the members of the taxing entity committee at least ten days before the date of the
1145 meeting.

1146 (b) Each notice under Subsection (6)(a) shall be accompanied by:

1147 (i) the proposed agenda for the taxing entity committee meeting; and

1148 (ii) if not previously provided and if they exist and are to be considered at the meeting:

1149 (A) the redevelopment or economic development project area plan or proposed plan;

1150 (B) the redevelopment or economic development project area budget or proposed
1151 budget;

1152 (C) the analysis required under Subsection 17C-2-103(2) or 17C-3-103(2);

1153 (D) the blight study;

1154 (E) the agency's resolution making a finding of blight under Subsection
1155 17C-2-102(1)(a)(iv)(B); and

1156 (F) other documents to be considered by the taxing entity committee at the meeting.

1157 (7) (a) A taxing entity committee may not vote on a proposed redevelopment or
1158 economic development project area budget or proposed amendment to a redevelopment or
1159 economic development project area budget at the first meeting at which the proposed budget or
1160 amendment is considered unless all members of the taxing entity committee present at the
1161 meeting consent.

1162 (b) A second taxing entity committee meeting to consider a redevelopment or
1163 economic development project area budget or a proposed amendment to a redevelopment or
1164 economic development project area budget may not be held within 14 days after the first
1165 meeting unless all members of the taxing entity committee present at the first meeting consent.

1166 (8) Each taxing entity committee shall meet at least annually during the time that the
1167 agency receives tax increment under a redevelopment or economic development project area
1168 budget in order to review the status of the project area.

1169 ~~[(6)]~~ (9) Each taxing entity committee shall be governed by Title 52, Chapter 4, Open
1170 and Public Meetings.

1171 ~~[(7)]~~ (10) Each time a school district representative or a representative of the State
1172 Board of Education votes as a member of a taxing entity committee to allow an agency to be

1173 paid tax increment or to increase the amount or length of time that an agency may be paid tax
 1174 increment, that representative shall, within 45 days after the vote, provide to the
 1175 representative's respective school board an explanation in writing of the representative's vote
 1176 and the reasons for the vote.

1177 ~~[(8)]~~ (11) (a) The ~~[assessor]~~ auditor of each county in which the agency is located shall
 1178 provide a written report to the taxing entity committee stating, with respect to property within
 1179 each redevelopment and economic development project area:

1180 (i) the base taxable value, as adjusted by any adjustments under Section~~[17B-4-1006]~~
 1181 17C-1-408; and

1182 (ii) the assessed value.

1183 (b) With respect to the information required under Subsection ~~[(8)]~~ (11)(a), the
 1184 ~~[assessor]~~ auditor shall provide:

1185 (i) actual amounts for each year from the adoption of the redevelopment and economic
 1186 development project area plan to the time of the report; and

1187 (ii) estimated amounts for each year beginning the year after the time of the report and
 1188 ending the time that the agency expects no longer to be paid tax increment from property
 1189 within the redevelopment and economic development project area.

1190 (c) The ~~[assessor]~~ auditor of the county in which the agency is located shall provide a
 1191 report under this Subsection ~~[(8)]~~ (11):

1192 (i) at least annually; and

1193 (ii) upon request of the taxing entity committee, before a taxing entity committee
 1194 meeting at which the committee will consider whether to allow the agency to be paid tax
 1195 increment or to increase the amount of tax increment that the agency may be paid or the length
 1196 of time that the agency may be paid tax increment.

1197 (12) This section does not apply to a community development project area plan.

1198 Section 26. Section **17C-1-403**, which is renumbered from Section 17B-4-1003 is
 1199 renumbered and amended to read:

1200 ~~[17B-4-1003]~~. **17C-1-403. Tax increment under a pre-July 1, 1993 project**
 1201 **area plan.**

1202 (1) This section applies to tax increment under a pre-July 1, 1993 project area plan
 1203 only.

1204 (2) (a) Beginning with the first tax year after April 1, 1983 for which an agency accepts
1205 tax increment, an agency may be paid:

1206 (i) (A) for the first through the fifth tax years, 100% of tax increment;

1207 (B) for the sixth through the tenth tax years, 80% of tax increment;

1208 (C) for the eleventh through the fifteenth tax years, 75% of tax increment;

1209 (D) for the sixteenth through the twentieth tax years, 70% of tax increment; and

1210 (E) for the twenty-first through the twenty-fifth tax years, 60% of tax increment; or

1211 (ii) for an agency that has caused a taxing entity committee to be created under

1212 Subsection [~~17B-4-1002~~] 17C-1-402(1), any percentage of tax increment up to 100% and for
1213 any length of time that the taxing entity committee approves.

1214 (b) Notwithstanding any other provision of this section:

1215 (i) an agency may be paid 100% of tax increment from a project area for 32 years after
1216 April 1, 1983 to pay principal and interest on agency indebtedness incurred before April 1,
1217 1983, even though the size of the project area from which tax increment is paid to the agency
1218 exceeds 100 acres of privately owned property under a project area plan adopted on or before
1219 April 1, 1983; and

1220 (ii) for up to 32 years after April 1, 1983, an agency debt incurred before April 1, 1983
1221 may be refinanced and paid from 100% of tax increment if the principal amount of the debt is
1222 not increased in the refinancing.

1223 (3) (a) For purposes of this Subsection (3), "additional tax increment" means the
1224 difference between 100% of tax increment for a tax year and the amount of tax increment an
1225 agency is paid for that tax year under the percentages and time periods specified in Subsection
1226 (2)(a).

1227 (b) Notwithstanding the tax increment percentages and time periods in Subsection
1228 (2)(a) [~~and Subsection 17B-4-403(1)(m)(i)~~], an agency may be paid additional tax increment
1229 for a period ending 32 years after the first tax year after April 1, 1983 for which the agency
1230 receives tax increment from the project area if:

1231 (i) (A) the additional tax increment is used solely to pay all or part of the value of the
1232 land for and the cost of the installation and construction of a publicly or privately owned
1233 convention center or sports complex or any building, facility, structure, or other improvement
1234 related to the convention center or sports complex, including parking and infrastructure

1235 improvements;

1236 (B) construction of the convention center or sports complex or related building,
1237 facility, structure, or other improvement is commenced on or before June 30, 2002;

1238 (C) the additional tax increment is pledged to pay all or part of the value of the land for
1239 and the cost of the installation and construction of the convention center or sports complex or
1240 related building, facility, structure, or other improvement; and

1241 (D) the agency board and the community legislative body have determined by
1242 resolution that the convention center or sports complex is:

1243 (I) within and a benefit to a project area;

1244 (II) not within but still a benefit to a project area; or

1245 (III) within a project area in which substantially all of the land is publicly owned and a
1246 benefit to the community; or

1247 [(i)] (ii) (A) the additional tax increment is used to pay some or all of the cost of the
1248 land for and installation and construction of a recreational facility, as defined in Section
1249 59-12-702, or a cultural facility, including parking and infrastructure improvements related to
1250 the recreational or cultural facility, whether or not the facility is located within a project area;

1251 [(ii)] (B) construction of the recreational or cultural facility is commenced on or before
1252 December 31, 2005; and

1253 [(iii)] (C) the additional tax increment is pledged on or before July 1, 2005, to pay all
1254 or part of the cost of the land for and the installation and construction of the recreational or
1255 cultural facility, including parking and infrastructure improvements related to the recreational
1256 or cultural facility.

1257 (c) Notwithstanding Subsection (3)(b)(ii), a school district may not, without its
1258 consent, be paid less tax increment because of application of Subsection (3)(b)(ii) than it would
1259 have been paid without that subsection.

1260 (4) Notwithstanding any other provision of this section, an agency may use tax
1261 increment received under Subsection (2) for any of the uses indicated in Subsection (3).

1262 Section 27. Section **17C-1-404**, which is renumbered from Section 17B-4-1004 is
1263 renumbered and amended to read:

1264 [~~17B-4-1004~~]. **17C-1-404. Tax increment under a post-June 30, 1993**
1265 **project area plan.**

1266 (1) This section applies to tax increment under a post-June 30, 1993 project area plan
1267 adopted before May 1, 2006, only.

1268 (2) An agency board may provide in the project area budget for the agency to be paid:

1269 (a) if 20% of the project area budget is allocated for housing under Section

1270 [~~17B-4-504~~] 17C-2-203:

1271 (i) 100% of annual tax increment for 15 years;

1272 (ii) 75% of annual tax increment for 24 years; or

1273 (iii) if approved by the taxing entity committee, any percentage of tax increment up to

1274 100%, or any specified dollar amount, for any period of time; or

1275 (b) if 20% of the project area budget is not allocated for housing under Section

1276 [~~17B-4-504~~] 17C-2-203:

1277 (i) 100% of annual tax increment for 12 years;

1278 (ii) 75% of annual tax increment for 20 years; or

1279 (iii) if approved by the taxing entity committee, any percentage of tax increment up to

1280 100%, or any specified dollar amount, for any period of time.

1281 [~~(3)(a) An agency may, without the approval of the taxing entity committee, elect to be~~

1282 ~~paid 100% of annual tax increment for each year beyond the periods specified in Subsection (2)~~

1283 ~~to a maximum of 25 years, including the years the agency is paid tax increment under~~

1284 ~~Subsection (2), if:]~~

1285 [~~(i) for an agency in a city in which is located all or a portion of an interchange on I-15~~

1286 ~~or that would directly benefit from an interchange on I-15:]~~

1287 [~~(A) the tax increment paid to the agency during the additional years is used to pay~~

1288 ~~some or all of the cost of the installation, construction, or reconstruction of:]~~

1289 [~~(F) an interchange on I-15, whether or not the interchange is located within a project~~

1290 ~~area; or]~~

1291 [~~(H) frontage and other roads connecting to the interchange, as determined by the~~

1292 ~~Department of Transportation created under Section 72-1-201 and the Transportation~~

1293 ~~Commission created under Section 72-1-301, whether or not the frontage or other road is~~

1294 ~~located within a project area; and]~~

1295 [~~(B) the installation, construction, or reconstruction of the interchange or frontage and~~

1296 ~~other roads has begun on or before June 30, 2002;]~~

1297 ~~[(ii) for an agency in a city of the first or second class:]~~

1298 ~~[(A) the tax increment paid to the agency during the additional years is used to pay~~
1299 ~~some or all of the cost of the land for and installation and construction of a recreational facility,~~
1300 ~~as defined in Section 59-12-702, or a cultural facility, including parking and infrastructure~~
1301 ~~improvements related to the recreational or cultural facility, whether or not the facility is~~
1302 ~~located within a project area; and]~~

1303 ~~[(B) the installation or construction of the recreational or cultural facility has begun on~~
1304 ~~or before June 30, 2002.]]~~

1305 ~~[(b) Notwithstanding any other provision of this section, an agency may use tax~~
1306 ~~increment received under Subsection (2) for any of the uses indicated in this Subsection (3).]]~~

1307 ~~[(c) Notwithstanding Subsection (3)(a), a school district may not, without its consent,~~
1308 ~~receive less tax increment because of application of Subsection (3)(a) than it would have~~
1309 ~~received without that subsection.]]~~

1310 ~~[(4) An agency may not be paid tax increment from the project area for more than 25~~
1311 ~~years.]]~~

1312 ~~[(5) (a) A school district that levies a tax on property located within a project area~~
1313 ~~under an education housing development project area plan may elect not to allow the agency to~~
1314 ~~be paid tax increment from the property tax revenues generated by the school district.]]~~

1315 ~~[(b) An election under Subsection (5)(a) shall be made in writing to the agency before~~
1316 ~~the taxing entity committee's approval of the project area budget.]]~~

1317 ~~[(c) If a school district makes an election under this Subsection (5):]]~~

1318 ~~[(i) the agency may not be paid tax increment from property tax revenues generated by~~
1319 ~~the school district; and]~~

1320 ~~[(ii) the school district representatives and the State Board of Education representative~~
1321 ~~on the taxing entity committee may not vote on any matter concerning the education housing~~
1322 ~~development project area or project area budget.]]~~

1323 Section 28. Section **17C-1-405** is enacted to read:

1324 **17C-1-405. Tax increment under a project area plan adopted on or after May 1,**
1325 **2006.**

1326 **(1) This section applies to tax increment under a project area plan adopted on or after**
1327 **May 1, 2006.**

1328 (2) Subject to the approval of the taxing entity committee, an agency board may
1329 provide in the project area budget for the agency to be paid any percentage of tax increment up
1330 to 100% or any specified dollar amount of tax increment for any period of time.

1331 Section 29. Section **17C-1-406** is enacted to read:

1332 **17C-1-406. Additional tax increment under certain post-June 30, 1993 project**
1333 **area plans.**

1334 (1) This section applies to a post-June 30, 1993 project area plan adopted before May
1335 1, 2006.

1336 (2) An agency may, without the approval of the taxing entity committee, elect to be
1337 paid 100% of annual tax increment for each year beyond the periods specified in Subsection
1338 17C-1-404(2) to a maximum of 25 years, including the years the agency is paid tax increment
1339 under Subsection 17C-1-404(2), if:

1340 (a) for an agency in a city in which is located all or a portion of an interchange on I-15
1341 or that would directly benefit from an interchange on I-15:

1342 (i) the tax increment paid to the agency during the additional years is used to pay some
1343 or all of the cost of the installation, construction, or reconstruction of:

1344 (A) an interchange on I-15, whether or not the interchange is located within a project
1345 area; or

1346 (B) frontage and other roads connecting to the interchange, as determined by the
1347 Department of Transportation created under Section 72-1-201 and the Transportation
1348 Commission created under Section 72-1-301, whether or not the frontage or other road is
1349 located within a project area; and

1350 (ii) the installation, construction, or reconstruction of the interchange or frontage and
1351 other roads has begun on or before June 30, 2002; or

1352 (b) for an agency in a city of the first or second class:

1353 (i) the tax increment paid to the agency during the additional years is used to pay some
1354 or all of the cost of the land for and installation and construction of a recreational facility, as
1355 defined in Section 59-12-702, or a cultural facility, including parking and infrastructure
1356 improvements related to the recreational or cultural facility, whether or not the facility is
1357 located within a project area; and

1358 (ii) the installation or construction of the recreational or cultural facility has begun on

1359 or before June 30, 2002.

1360 (3) Notwithstanding any other provision of this section, an agency may use tax
 1361 increment received under Subsection 17C-1-404(2) for any of the uses indicated in this section.

1362 (4) Notwithstanding Subsection (2), a school district may not, without its consent,
 1363 receive less tax increment because of application of Subsection (2) than it would have received
 1364 without that subsection.

1365 Section 30. Section **17C-1-407**, which is renumbered from Section 17B-4-1005 is
 1366 renumbered and amended to read:

1367 ~~[17B-4-1005].~~ **17C-1-407. Limitations on tax increment.**

1368 (1) (a) If the development of retail sales of goods is the primary objective of ~~[the]~~ a
 1369 redevelopment project area, tax increment from the redevelopment project area may not be paid
 1370 to or used by an agency unless a finding of blight is made under Chapter 2, Part [6] 3, Blight
 1371 Determination in Redevelopment Project Areas.

1372 (b) ~~[Incidental or subordinate development]~~ Development of retail sales of goods does
 1373 not disqualify an agency from receiving tax increment.

1374 (c) ~~[From]~~ After July 1, 2005 ~~[through June 30, 2006]~~, an agency may not be paid or
 1375 use tax increment generated from the value of property within an economic development ~~[or~~
 1376 ~~education-housing development]~~ project area that is attributable to the development of retail
 1377 sales of goods, unless the tax increment was previously pledged to pay for bonds or other
 1378 contractual obligations of the agency.

1379 (2) (a) An agency may not be paid any portion of a taxing entity's taxes resulting from
 1380 an increase in the taxing entity's tax rate that occurs after the taxing entity committee approves
 1381 the project area budget unless, at the time the taxing entity committee approves the project area
 1382 budget, the taxing entity committee approves payment of those increased taxes to the agency.

1383 (b) If the taxing entity committee does not approve of payment of the increased taxes to
 1384 the agency under Subsection (2)(a), the county shall distribute to the taxing entity the taxes
 1385 attributable to the tax rate increase in the same manner as other property taxes.

1386 Section 31. Section **17C-1-408**, which is renumbered from Section 17B-4-1006 is
 1387 renumbered and amended to read:

1388 ~~[17B-4-1006].~~ **17C-1-408. Base taxable value to be adjusted to reflect other**
 1389 **changes.**

- 1390 (1) (a) (i) As used in this Subsection (1), "qualifying decrease" means:
- 1391 (A) a decrease of more than 20% from the previous tax year's levy; or
- 1392 (B) a cumulative decrease over a consecutive five-year period of more than 100% from
- 1393 the levy in effect at the beginning of the five-year period.
- 1394 (ii) The year in which a qualifying decrease under Subsection (1)(a)(i)(B) occurs is the
- 1395 fifth year of the five-year period.
- 1396 (b) If there is a qualifying decrease in the minimum basic school levy under Section
- 1397 59-2-902 that would result in a reduction of the amount of tax increment to be paid to an
- 1398 agency:
- 1399 (i) the base taxable value of taxable property within the project area shall be reduced in
- 1400 the year of the qualifying decrease to the extent necessary, even if below zero, to provide the
- 1401 agency with approximately the same amount of tax increment that would have been paid to the
- 1402 agency each year had the qualifying decrease not occurred; and
- 1403 (ii) the amount of tax increment paid to the agency each year for the payment of bonds
- 1404 and indebtedness may not be less than what would have been paid to the agency if there had
- 1405 been no qualifying decrease.
- 1406 (2) (a) The amount of the base taxable value to be used in determining tax increment
- 1407 shall be:
- 1408 (i) increased or decreased by the amount of an increase or decrease that results from:
- 1409 (A) a statute enacted by the Legislature or by the people through an initiative;
- 1410 (B) a judicial decision;
- 1411 (C) an order from the State Tax Commission to a county to adjust or factor its
- 1412 assessment rate under Subsection 59-2-704(2);
- 1413 (D) a change in exemption provided in Utah Constitution Article XIII, Section 2, or
- 1414 Section 59-2-103; or
- 1415 (E) an increase or decrease in the percentage of fair market value, as defined under
- 1416 Section 59-2-102; and
- 1417 (ii) reduced for any year to the extent necessary, even if below zero, to provide an
- 1418 agency with approximately the same amount of money the agency would have received without
- 1419 a reduction in the county's certified tax rate if:
- 1420 (A) in that year there is a decrease in the county's certified tax rate under Subsection

1421 59-2-924(2)(c) or (d)(i);

1422 (B) the amount of the decrease is more than 20% of the county's certified tax rate of the
1423 previous year; and

1424 (C) the decrease would result in a reduction of the amount of tax increment to be paid
1425 to the agency.

1426 (b) Notwithstanding an increase or decrease under Subsection (2)(a), the amount of tax
1427 increment paid to an agency each year for payment of bonds or other indebtedness may not be
1428 less than would have been paid to the agency each year if there had been no increase or
1429 decrease under Subsection (2)(a).

1430 Section 32. Section **17C-1-409**, which is renumbered from Section 17B-4-1007 is
1431 renumbered and amended to read:

1432 ~~[17B-4-1007]~~. **17C-1-409. Allowable uses of tax increment and sales tax.**

1433 (1) (a) An agency may use tax increment and sales tax proceeds received from a taxing
1434 entity:

1435 (i) for any of the purposes for which the use of tax increment is authorized under this
1436 ~~[chapter]~~ title;

1437 (ii) for administrative, overhead, legal, and other operating expenses of the agency; or
1438 ~~[(ii)]~~ (iii) to pay for, including financing or refinancing, all or part of:

1439 (A) the redevelopment, economic development, or ~~[education housing]~~ community
1440 development in the project area from which the tax increment funds were collected;

1441 (B) housing expenditures, projects, or programs as provided in Section ~~[17B-4-1009]~~
1442 17C-1-411 or [17B-4-1010] 17C-1-412;

1443 (C) with the consent of the community legislative body and subject to Subsection ~~[(3)]~~
1444 (6), the value of the land for and the cost of the installation and construction of any publicly
1445 owned building, facility, structure, landscaping, or other improvement within the project area
1446 from which the tax increment funds were collected; and

1447 (D) with the consent of the community legislative body and the taxing entity
1448 committee, the cost of the installation of publicly owned ~~[utilities and access]~~ infrastructure
1449 and improvements outside the project area from which the tax increment funds were collected
1450 if the agency board and the community legislative body determine by resolution that the
1451 ~~[utilities and access]~~ publicly owned infrastructure and improvements are of benefit to the

1452 project area[; or].

1453 ~~[(iii) for administrative, overhead, legal, and other operating expenses of the agency.]~~

1454 (b) The determination of the agency board and the community legislative body under
1455 Subsection (1)(a)~~[(ii)]~~[(iii)](D) regarding benefit to the project area shall be final and conclusive.

1456 (2) Sales tax proceeds that an agency receives from another public entity are not
1457 subject to the prohibition or limitations of Title 11, Chapter 41, Prohibition on Sales and Use
1458 Tax Incentive Payments Act.

1459 (3) An agency may use sales tax proceeds it receives under a resolution or interlocal
1460 agreement under Section 17C-4-201 for the uses authorized in the resolution or interlocal
1461 agreement.

1462 ~~[(2)]~~ (4) (a) An agency may contract with the community that created the agency or
1463 another public entity to use tax increment to reimburse the cost of items authorized by this
1464 [chapter] title to be paid by the agency that have been or will be paid by the community or
1465 other public entity.

1466 (b) If land has been or will be acquired or the cost of an improvement has been or will
1467 be paid by another public entity and the land or improvement has been or will be leased to the
1468 community, an agency may contract with and make reimbursement from tax increment funds to
1469 the community.

1470 (5) An agency created by a city of the first or second class may use tax increment from
1471 one project area in another project area to pay all or part of the value of the land for and the
1472 cost of the installation and construction of a publicly or privately owned convention center or
1473 sports complex or any building, facility, structure, or other improvement related to the
1474 convention center or sports complex, including parking and infrastructure improvements, if:

1475 (a) construction of the convention center or sports complex or related building, facility,
1476 structure, or other improvement is commenced on or before June 30, 2002; and

1477 (b) the tax increment is pledged to pay all or part of the value of the land for and the
1478 cost of the installation and construction of the convention center or sports complex or related
1479 building, facility, structure, or other improvement.

1480 ~~[(3)]~~ (6) Notwithstanding any other provision of this [chapter] title, an agency may not
1481 use tax increment to construct municipal buildings, courts or other judicial buildings, or fire
1482 stations.

1483 ~~[(4)]~~ (7) Notwithstanding any other provision of this ~~[chapter]~~ title, an agency may not
 1484 use tax increment under a redevelopment or economic development project area plan, to pay
 1485 any of the cost of the land, infrastructure, or construction of a stadium or arena constructed
 1486 after March 1, 2005, unless the tax increment has been pledged for that purpose before
 1487 February 15, 2005.

1488 Section 33. Section **17C-1-410**, which is renumbered from Section 17B-4-1008 is
 1489 renumbered and amended to read:

1490 ~~[17B-4-1008]~~. **17C-1-410**. **Agency may make payments to other taxing**
 1491 **entities.**

1492 (1) ~~[An]~~ Subject to Subsection (3), an agency may grant tax increment or other agency
 1493 funds to a taxing entity to offset some or all of the tax revenues that the taxing entity did not
 1494 receive because of tax increment paid to the agency.

1495 (2) (a) ~~[An]~~ Subject to Subsection (3), an agency may use tax increment or other
 1496 agency funds to pay to a school district an amount of money that the agency determines to be
 1497 appropriate to alleviate a financial burden or detriment borne by the school district because of
 1498 the redevelopment, economic development, or ~~[education housing]~~ community development.

1499 (b) Each agency that agrees to pay money to a school district under the authority of
 1500 Subsection (2)(a) shall provide a copy of that agreement to the State Board of Education.

1501 (3) (a) If an agency intends to pay agency funds to one or more taxing entities under
 1502 Subsection (1) or (2) but does not intend to pay funds to all taxing entities in proportionally
 1503 equal amounts, the agency shall provide written notice to each taxing entity of its intent.

1504 (b) (i) A taxing entity receiving notice under Subsection (3)(a) may elect not to have its
 1505 tax increment collected and used to pay funds to other taxing entities under this section.

1506 (ii) Each election under Subsection (3)(b)(i) shall be:

1507 (A) in writing; and

1508 (B) delivered to the agency within 30 days after the taxing entity's receipt of the notice
 1509 under Subsection (3)(a).

1510 (c) If a taxing entity makes an election under Subsection (3)(b), the portion of that
 1511 taxing entity's tax increment that would have been used by the agency to pay funds under this
 1512 section to one or more other taxing entities may not be collected from the taxing entity.

1513 Section 34. Section **17C-1-411**, which is renumbered from Section 17B-4-1009 is

1514 renumbered and amended to read:

1515 ~~[17B-4-1009].~~ 17C-1-411. **Agency may use tax increment for housing costs**
1516 **in other project areas -- Funds to be held in separate accounts.**

1517 ~~[(1) For purposes of this section, "affordable housing" means housing to be owned or~~
1518 ~~occupied by persons and families of low or moderate income, as determined by resolution of~~
1519 ~~the agency.]~~

1520 ~~[(2)]~~ (1) An agency may:

1521 (a) use tax increment from a project area to pay all or part of the value of the land for
1522 and the cost of installation, construction, and rehabilitation of any building, facility, structure,
1523 or other housing improvement, including infrastructure improvements related to housing,
1524 located in any project area within the agency's boundaries; and

1525 (b) use up to 20% of tax increment outside of project areas for the purpose of replacing
1526 housing units lost by redevelopment, economic development, or ~~[education housing]~~
1527 community development, or increasing, improving, and preserving generally the affordable
1528 housing supply of the community that created the agency.

1529 ~~[(3)]~~ (2) (a) Each agency shall separately account for funds allocated under this section.

1530 (b) Interest earned by the housing fund and any payments or repayments made to the
1531 agency for loans, advances, or grants of any kind from the fund, shall accrue to the housing
1532 fund.

1533 (c) Each agency designating a housing fund under this section shall use the fund for:

1534 (i) the purposes set forth in this section; or

1535 (ii) the purposes set forth in this ~~[chapter]~~ title relating to the redevelopment, economic
1536 development, or ~~[education housing]~~ community development project area from which the
1537 funds originated.

1538 ~~[(4)]~~ (3) An agency may lend, grant, or contribute funds from the housing fund to a
1539 person, public entity, housing authority, private entity or business, or nonprofit corporation for
1540 affordable housing.

1541 Section 35. Section **17C-1-412**, which is renumbered from Section 17B-4-1010 is
1542 renumbered and amended to read:

1543 ~~[17B-4-1010].~~ 17C-1-412. **Income targeted housing -- Agency may use tax**
1544 **increment for income targeted housing.**

1545 ~~[(1) As used in this section:]~~

1546 ~~[(a) "Annual income" has the meaning as defined under regulations of the U.S.~~
1547 ~~Department of Housing and Urban Development, 24 CFR, Part 813, as amended or as~~
1548 ~~superseded by replacement regulations:]~~

1549 ~~[(b) "Fair share ratio" means the ratio derived by:]~~

1550 ~~[(i) for a city or town, comparing the percentage of all housing units within the city or~~
1551 ~~town that are publicly subsidized income targeted housing units to the percentage of all~~
1552 ~~housing units within the whole county that are publicly subsidized income targeted housing~~
1553 ~~units; or]~~

1554 ~~[(ii) for the unincorporated part of a county, comparing the percentage of all housing~~
1555 ~~units within the unincorporated county that are publicly subsidized income targeted housing~~
1556 ~~units to the percentage of all housing units within the whole county that are publicly subsidized~~
1557 ~~income targeted housing units:]~~

1558 ~~[(c) "Family" has the meaning as defined under regulations of the U.S. Department of~~
1559 ~~Housing and Urban Development, 24 CFR, Part 813, as amended or as superseded by~~
1560 ~~replacement regulations:]~~

1561 ~~[(d) "Housing funds" means the funds allocated in the project area budget under~~
1562 ~~Section 17B-4-504 for the purposes provided in Subsection (2):]~~

1563 ~~[(e) "Income targeted housing" means housing to be owned or occupied by a family~~
1564 ~~whose annual income is at or below 80% of the median annual income for the county in which~~
1565 ~~the housing is located:]~~

1566 ~~[(f) "Unincorporated" means not within a city or town:]~~

1567 ~~[(2)]~~ (1) (a) Each agency shall use all funds allocated for housing under this section to:

1568 (i) pay part or all of the cost of land or construction of income targeted housing within
1569 the community that created the agency, if practicable in a mixed income development or area;

1570 (ii) pay part or all of the cost of rehabilitation of income targeted housing within the
1571 community that created the agency;

1572 (iii) pay part or all of the cost of land or installation, construction, or rehabilitation of
1573 any building, facility, structure, or other housing improvement, including infrastructure
1574 improvements, related to housing located in a project area where blight has been found to exist;

1575 (iv) replace housing units lost as a result of the redevelopment, economic development,

1576 or ~~[education-housing]~~ community development;

1577 (v) make payments on or establish a reserve fund for bonds:

1578 (A) issued by the agency, the community, or the housing authority that provides
1579 income targeted housing within the community; and

1580 (B) all or part of the proceeds of which are used within the community for the purposes
1581 stated in Subsection ~~[(2)]~~ (1)(a)(i), (ii), (iii), or (iv); or

1582 (vi) if the community's fair share ratio at the time of the first adoption of the project
1583 area budget is at least 1.1 to 1.0, make payments on bonds:

1584 (A) that were previously issued by the agency, the community, or the housing authority
1585 that provides income targeted housing within the community; and

1586 (B) all or part of the proceeds of which were used within the community for the
1587 purposes stated in Subsection ~~[(2)]~~ (1)(a)(i), (ii), (iii), or (iv).

1588 (b) As an alternative to the requirements of Subsection ~~[(2)]~~ (1)(a), an agency may pay
1589 all or any portion of housing funds to:

1590 (i) the community for use as provided under Subsection ~~[(2)]~~ (1)(a);

1591 (ii) the housing authority that provides income targeted housing within the community
1592 for use in providing income targeted housing within the community; or

1593 (iii) the Olene Walker Housing Loan Fund, established under Title 9, Chapter 4, Part 7,
1594 Olene Walker Housing Loan Fund, for use in providing income targeted housing within the
1595 community.

1596 ~~[(3)]~~ (2) The agency or community shall separately account for the housing funds,
1597 together with all interest earned by the housing funds and all payments or repayments for loans,
1598 advances, or grants from the housing funds.

1599 ~~[(4)]~~ (3) In using housing funds under Subsection ~~[(2)]~~ (1)(a), an agency may lend,
1600 grant, or contribute housing funds to a person, public body, housing authority, private entity or
1601 business, or nonprofit organization for use as provided in Subsection ~~[(2)]~~ (1)(a).

1602 ~~[(5)]~~ (4) An agency may:

1603 (a) issue bonds from time to time to finance a housing undertaking under this section,
1604 including the payment of principal and interest upon advances for surveys and plans or
1605 preliminary loans; and

1606 (b) issue refunding bonds for the payment or retirement of bonds under Subsection

1607 [~~5~~] (4)(a) previously issued by the agency.

1608 [~~6~~] (5) (a) If an agency fails to provide housing funds in accordance with the project
1609 area budget and, if applicable, the housing plan adopted under Subsection [~~17B-4-505~~]
1610 17C-2-204(2), the loan fund board may bring legal action to compel the agency to provide the
1611 housing funds.

1612 (b) In an action under Subsection [~~6~~] (5)(a), the court:

1613 (i) shall award the loan fund board a reasonable attorney's fee, unless the court finds
1614 that the action was frivolous; and

1615 (ii) may not award the agency its attorney's fees, unless the court finds that the action
1616 was frivolous.

1617 Section 36. Section **17C-1-413**, which is renumbered from Section 17B-4-1011 is
1618 renumbered and amended to read:

1619 [~~17B-4-1011~~]. **17C-1-413. Base taxable value for new tax.**

1620 For purposes of calculating tax increment with respect to a tax that a taxing entity levies
1621 for the first time after the effective date of the project area plan, the base taxable value shall be
1622 used, subject to any adjustments under Section [~~17B-4-1006~~] 17C-1-408.

1623 Section 37. Section **17C-1-501**, which is renumbered from Section 17B-4-1201 is
1624 renumbered and amended to read:

1625 **Part 5. Agency Bonds**

1626 [~~17B-4-1201~~]. **17C-1-501. Resolution authorizing issuance of agency bonds**

1627 **-- Characteristics of bonds.**

1628 (1) An agency may not issue bonds under this part unless the agency board first adopts
1629 a resolution authorizing their issuance.

1630 (2) (a) As provided in the agency resolution authorizing the issuance of bonds under
1631 this part or the trust indenture under which the bonds are issued, bonds issued under this part
1632 may be issued in one or more series and may be sold at public or private sale and in the manner
1633 provided in the resolution or indenture.

1634 (b) Bonds issued under this part shall bear the date, be payable at the time, bear interest
1635 at the rate, be in the denomination and in the form, carry the conversion or registration
1636 privileges, have the rank or priority, be executed in the manner, be subject to the terms of
1637 redemption or tender, with or without premium, be payable in the medium of payment and at

1638 the place, and have other characteristics as provided in the agency resolution authorizing their
1639 issuance or the trust indenture under which they are issued.

1640 Section 38. Section **17C-1-502**, which is renumbered from Section 17B-4-1202 is
1641 renumbered and amended to read:

1642 ~~[17B-4-1202]~~. **17C-1-502. Sources from which bonds may be made payable**
1643 **-- Agency powers regarding bonds.**

1644 (1) The principal and interest on bonds issued by an agency may be made payable
1645 from:

1646 (a) the income and revenues of the projects financed with the proceeds of the bonds;

1647 (b) the income and revenues of certain designated projects whether or not they were
1648 financed in whole or in part with the proceeds of the bonds;

1649 (c) the income, proceeds, revenues, property, and funds of the agency derived from or
1650 held in connection with its undertaking and carrying out redevelopment, economic
1651 development, or ~~[education housing]~~ community development;

1652 (d) tax increment funds;

1653 (e) agency revenues generally;

1654 (f) a contribution, loan, grant, or other financial assistance from the federal government
1655 or a public entity in aid of redevelopment, economic development, or ~~[education housing]~~
1656 community development; or

1657 (g) funds derived from any combination of the methods listed in Subsections (1)(a)
1658 through (f).

1659 (2) In connection with the issuance of agency bonds, an agency may:

1660 (a) pledge all or any part of its gross or net rents, fees, or revenues to which its right
1661 then exists or may thereafter come into existence;

1662 (b) encumber by mortgage, deed of trust, or otherwise all or any part of its real or
1663 personal property, then owned or thereafter acquired; and

1664 (c) make the covenants and take the action that may be necessary, convenient, or
1665 desirable to secure its bonds, or, except as otherwise provided in this chapter, that will tend to
1666 make the bonds more marketable, even though such covenants or actions are not specifically
1667 enumerated in this chapter.

1668 Section 39. Section **17C-1-503**, which is renumbered from Section 17B-4-1203 is

1669 renumbered and amended to read:

1670 ~~[17B-4-1203]~~. 17C-1-503. **Signature of officer who leaves office.**

1671 If an agency officer whose signature appears on a bond issued under this part leaves
1672 office before delivery of the bond, the signature shall continue to be valid as if the official had
1673 remained in office until delivery of the bond.

1674 Section 40. Section **17C-1-504**, which is renumbered from Section 17B-4-1204 is
1675 renumbered and amended to read:

1676 ~~[17B-4-1204]~~. 17C-1-504. **Contesting the legality of resolution authorizing**
1677 **bonds -- Time limit -- Presumption.**

1678 (1) Any person may contest the legality of the resolution authorizing issuance of the
1679 bonds or any provisions for the security and payment of the bonds for a period of 30 days after:

1680 (a) publication of the resolution authorizing the bonds; or

1681 (b) publication of a notice of bonds containing substantially the items required under
1682 Subsection 11-14-316(2).

1683 (2) After the 30-day period under Subsection (1), no lawsuit or other proceeding may
1684 be brought contesting the regularity, formality, or legality of the bonds for any reason.

1685 (3) In a lawsuit or other proceeding involving the question of whether a bond issued
1686 under this part is valid or enforceable or involving the security for a bond, if a bond recites that
1687 the agency issued the bond in connection with a redevelopment, economic development, or
1688 ~~[education housing]~~ community development:

1689 (a) the bond shall be conclusively presumed to have been issued for that purpose; and

1690 (b) the project area plan and project area shall be conclusively presumed to have been
1691 properly formed, adopted, planned, located, and carried out in accordance with this ~~[chapter]~~
1692 title.

1693 Section 41. Section **17C-1-505**, which is renumbered from Section 17B-4-1205 is
1694 renumbered and amended to read:

1695 ~~[17B-4-1205]~~. 17C-1-505. **Authority to purchase agency bonds.**

1696 (1) Any person, firm, corporation, association, political subdivision of the state, or
1697 other entity or public or private officer may purchase bonds issued by an agency under this part
1698 with funds owned or controlled by the purchaser.

1699 (2) Nothing in this section may be construed to relieve a purchaser of agency bonds of

1700 any duty to exercise reasonable care in selecting securities.

1701 Section 42. Section **17C-1-506**, which is renumbered from Section 17B-4-1206 is
1702 renumbered and amended to read:

1703 ~~[17B-4-1206]~~. **17C-1-506**. **Those executing bonds not personally liable --**
1704 **Limitation of obligations under bonds -- Negotiability.**

1705 (1) A member of an agency board or other person executing an agency bond is not
1706 liable personally on the bond.

1707 (2) (a) A bond issued by an agency is not a general obligation or liability of the
1708 community, the state, or any of its political subdivisions and does not constitute a charge
1709 against their general credit or taxing powers.

1710 (b) A bond issued by an agency is not payable out of any funds or properties other than
1711 those of the agency.

1712 (c) The community, the state, and its political subdivisions may not be liable on a bond
1713 issued by an agency.

1714 (d) A bond issued by an agency does not constitute indebtedness within the meaning of
1715 any constitutional or statutory debt limitation.

1716 (3) A bond issued by an agency under this part is fully negotiable.

1717 Section 43. Section **17C-1-507**, which is renumbered from Section 17B-4-1207 is
1718 renumbered and amended to read:

1719 ~~[17B-4-1207]~~. **17C-1-507**. **Obligee rights -- Board may confer other rights.**

1720 (1) In addition to all other rights that are conferred on an obligee of a bond issued by an
1721 agency under this part and subject to contractual restrictions binding on the obligee, an obligee
1722 may:

1723 (a) by mandamus, suit, action, or other proceeding, compel an agency and its board,
1724 officers, agents, or employees to perform every term, provision, and covenant contained in any
1725 contract of the agency with or for the benefit of the obligee, and require the agency to carry out
1726 the covenants and agreements of the agency and to fulfill all duties imposed on the agency by
1727 this part; and

1728 (b) by suit, action, or proceeding in equity, enjoin any acts or things that may be
1729 unlawful or violate the rights of the obligee.

1730 (2) (a) In a board resolution authorizing the issuance of bonds or in a trust indenture,

1731 mortgage, lease, or other contract, an agency board may confer upon an obligee holding or
1732 representing a specified amount in bonds, the rights described in Subsection (2)(b), to accrue
1733 upon the happening of an event or default prescribed in the resolution, indenture, mortgage,
1734 lease, or other contract, and to be exercised by suit, action, or proceeding in any court of
1735 competent jurisdiction.

1736 (b) (i) The rights that the board may confer under Subsection (2)(a) are the rights to:

1737 (A) cause possession of all or part of a redevelopment, economic development, or
1738 [~~education housing~~] community development project to be surrendered to an obligee;

1739 (B) obtain the appointment of a receiver of all or part of an agency's redevelopment,
1740 economic development, or [~~education housing~~] community development project and of the
1741 rents and profits from it; and

1742 (C) require the agency and its board and employees to account as if the agency and the
1743 board and employees were the trustees of an express trust.

1744 (ii) If a receiver is appointed through the exercise of a right granted under Subsection
1745 (2)(b)(i)(B), the receiver:

1746 (A) may enter and take possession of the redevelopment, economic development, or
1747 [~~education housing~~] community development project or any part of it, operate and maintain it,
1748 and collect and receive all fees, rents, revenues, or other charges arising from it after the
1749 receiver's appointment; and

1750 (B) shall keep money collected as receiver for the agency in separate accounts and
1751 apply it pursuant to the agency obligations as the court directs.

1752 Section 44. Section **17C-1-508**, which is renumbered from Section 17B-4-1208 is
1753 renumbered and amended to read:

1754 [~~17B-4-1208~~]. **17C-1-508**. **Bonds exempt from taxes -- Agency may**
1755 **purchase its own bonds.**

1756 (1) A bond issued by an agency under this part is issued for an essential public and
1757 governmental purpose and is, together with interest on the bond and income from it, exempt
1758 from all state taxes except the corporate franchise tax.

1759 (2) An agency may purchase its own bonds at a price that its board determines.

1760 (3) Nothing in this section may be construed to limit the right of an obligee to pursue a
1761 remedy for the enforcement of a pledge or lien given under this part by an agency on its rents,

1762 fees, grants, properties, or revenues.

1763 Section 45. Section **17C-1-601**, which is renumbered from Section 17B-4-1301 is
1764 renumbered and amended to read:

1765 **Part 6. Agency Annual Budget and Audit and Other Provisions**

1766 **~~[17B-4-1301]~~. 17C-1-601. Annual agency budget -- Fiscal year -- Public**
1767 **hearing required -- Auditor forms -- Requirement to file form.**

1768 (1) Each agency shall prepare and its board adopt an annual budget of revenues and
1769 expenditures for the agency for each fiscal year.

1770 (2) Each annual agency budget shall be adopted:

1771 (a) for an agency created by a city or town, before June 22; or

1772 (b) for an agency created by a county, before December 15.

1773 (3) The agency's fiscal year shall be the same as the fiscal year of the community that
1774 created the agency.

1775 (4) (a) Before adopting an annual budget, each agency board shall hold a public hearing
1776 on the annual budget.

1777 (b) Each agency shall provide notice of the public hearing on the annual budget by:

1778 (i) publishing at least one notice in a newspaper of general circulation within the
1779 agency boundaries, one week before the public hearing; or

1780 (ii) if there is no newspaper of general circulation within the agency boundaries,
1781 posting a notice of the public hearing in at least three public places within the agency
1782 boundaries.

1783 (c) Each agency shall make the annual budget available for public inspection at least
1784 three days before the date of the public hearing.

1785 (5) The state auditor shall prescribe the budget forms and the categories to be contained
1786 in each agency budget, including:

1787 (a) revenues and expenditures for the budget year;

1788 (b) legal fees; and

1789 (c) administrative costs, including rent, supplies, and other materials, and salaries of
1790 agency personnel.

1791 (6) (a) Within 30 days after adopting an annual budget, each agency board shall file a
1792 copy of the annual budget with the auditor of the county in which the agency is located, the

1793 State Tax Commission, the state auditor, the State Board of Education, and each taxing entity
1794 that levies a tax on property from which the agency collects tax increment.

1795 (b) The requirement of Subsection (6)(a) to file a copy of the annual budget with the
1796 state as a taxing entity is met if the agency files a copy with the State Tax Commission and the
1797 state auditor.

1798 Section 46. Section **17C-1-602**, which is renumbered from Section 17B-4-1302 is
1799 renumbered and amended to read:

1800 ~~[17B-4-1302]~~. **17C-1-602**. **Amending the agency annual budget.**

1801 (1) An agency board may by resolution amend an annual agency budget.

1802 (2) An amendment of the annual agency budget that would increase the total
1803 expenditures may be made only after public hearing by notice published as required for initial
1804 adoption of the annual budget.

1805 (3) An agency may not make expenditures in excess of the total expenditures
1806 established in the annual budget as it is adopted or amended.

1807 Section 47. Section **17C-1-603**, which is renumbered from Section 17B-4-1303 is
1808 renumbered and amended to read:

1809 ~~[17B-4-1303]~~. **17C-1-603**. **Agency report.**

1810 (1) (a) On or before November 1 of each year, each agency shall prepare and file a
1811 report with the county auditor, the State Tax Commission, the State Board of Education, and
1812 each taxing entity that levies a tax on property from which the agency collects tax increment.

1813 (b) The requirement of Subsection (1)(a) to file a copy of the report with the state as a
1814 taxing entity is met if the agency files a copy with the State Tax Commission and the state
1815 auditor.

1816 (2) Each report under Subsection (1) shall contain:

1817 (a) an estimate of the tax increment to be paid to the agency for the calendar year
1818 ending December 31; and

1819 (b) an estimate of the tax increment to be paid to the agency for the calendar year
1820 beginning the next January 1.

1821 Section 48. Section **17C-1-604**, which is renumbered from Section 17B-4-1304 is
1822 renumbered and amended to read:

1823 ~~[17B-4-1304]~~. **17C-1-604**. **Audit requirements.**

1824 Each agency shall comply with the audit requirements of Title 51, Chapter 2a,
1825 Accounting Reports from Political Subdivisions, Interlocal Organizations, and Other Local
1826 Entities Act.

1827 Section 49. Section **17C-1-605**, which is renumbered from Section 17B-4-1305 is
1828 renumbered and amended to read:

1829 ~~[17B-4-1305].~~ **17C-1-605. Audit report.**

1830 (1) Each agency required to be audited under Section ~~[17B-4-1304]~~ 17C-1-604 shall,
1831 within 180 days after the end of the agency's fiscal year, file a copy of the audit report with the
1832 county auditor, the State Tax Commission, the State Board of Education, and each taxing entity
1833 that levies a tax on property from which the agency collects tax increment.

1834 (2) Each audit report under Subsection (1) shall include:

1835 (a) the tax increment collected by the agency for each project area;

1836 (b) the amount of tax increment paid to each taxing entity under Section ~~[17B-4-1008]~~
1837 17C-1-410;

1838 (c) the outstanding principal amount of bonds issued or other loans incurred to finance
1839 the costs associated with the agency's project areas; and

1840 (d) the actual amount expended for:

1841 (i) acquisition of property;

1842 (ii) site improvements or site preparation costs;

1843 (iii) installation of public utilities or other public improvements; and

1844 (iv) administrative costs of the agency.

1845 Section 50. Section **17C-1-606**, which is renumbered from Section 17B-4-1306 is
1846 renumbered and amended to read:

1847 ~~[17B-4-1306].~~ **17C-1-606. County auditor report on project areas.**

1848 (1) (a) On or before March 31 of each year, the auditor of each county in which an
1849 agency is located shall prepare a report on the project areas within each agency.

1850 (b) The county auditor shall send a copy of each report under Subsection (1)(a) to the
1851 agency that is the subject of the report, the State Tax Commission, the State Board of
1852 Education, and each taxing entity that levies a tax on property from which the agency collects
1853 tax increment.

1854 (2) Each report under Subsection (1)(a) shall report:

- 1855 (a) the total assessed property value within each project area for the previous tax year;
- 1856 (b) the base taxable value of property within each project area for the previous tax year;
- 1857 (c) the tax increment available to be paid to the agency for the previous tax year;
- 1858 (d) the tax increment requested by the agency for the previous tax year; and
- 1859 (e) the tax increment paid to the agency for the previous tax year.

1860 (3) Within 30 days after a request by an agency, the State Tax Commission, the State
 1861 Board of Education, or any taxing entity that levies a tax on property from which the agency
 1862 receives tax increment, the county auditor or the county assessor shall provide access to:

- 1863 (a) the county auditor's method and calculations used to make adjustments under
 1864 Section ~~[17B-4-1006]~~ 17C-1-408;
- 1865 (b) the unequalized assessed valuation of an existing or proposed project area, or any
 1866 parcel or parcels within an existing or proposed project area, if the equalized assessed valuation
 1867 has not yet been determined for that year; ~~[and]~~
- 1868 (c) the most recent equalized assessed valuation of an existing or proposed project area
 1869 or any parcel or parcels within an existing or proposed project area; and
- 1870 (d) the tax rate of each taxing entity adopted as of November 1 for the previous tax
 1871 year.

1872 Section 51. Section **17C-1-607** is enacted to read:

1873 **17C-1-607. State Tax Commission and county assessor required to account for**
 1874 **new growth.**

1875 The State Tax Commission and the assessor of each county in which a redevelopment,
 1876 economic development, or community development project area is located shall count as new
 1877 growth the assessed value of property with respect to which the taxing entity is receiving taxes
 1878 or increased taxes for the first time.

1879 Section 52. Section **17C-1-701**, which is renumbered from Section 17B-4-1401 is
 1880 renumbered and amended to read:

1881 **Part 7. Dissolution**

1882 ~~[17B-4-1401].~~ **17C-1-701. Dissolution by ordinance -- Restrictions -- Filing**
 1883 **copy of ordinance -- Agency records -- Dissolution expenses.**

1884 (1) (a) Subject to Subsection (1)(b), the legislative body of the community that created
 1885 an agency may, by ordinance, deactivate and dissolve the agency.

1886 (b) An ordinance dissolving an agency may not be adopted unless the agency has no
1887 outstanding bonded indebtedness, other unpaid loans, indebtedness, or advances, and no legally
1888 binding contractual obligations with persons or entities other than the community.

1889 (2) (a) Within ten days after adopting an ordinance under Subsection (1), the
1890 community legislative body shall file a certified copy of the ordinance with the lieutenant
1891 governor.

1892 (b) Upon the lieutenant governor's issuance of the certificate of dissolution under
1893 Section 67-1a-6.5, the agency is dissolved.

1894 (c) Within ten days after receiving the certificate of dissolution from the lieutenant
1895 governor under Section 67-1a-6.5, the community legislative body shall send a copy of the
1896 certificate of dissolution and the ordinance adopted under Subsection (1) to the State Board of
1897 Education, and each taxing entity.

1898 (d) The community legislative body shall publish a notice of dissolution in a
1899 newspaper of general circulation in the county in which the dissolved agency is located.

1900 (3) The books, documents, records, papers, and seal of each dissolved agency shall be
1901 deposited for safekeeping and reference with the recorder of the community that dissolved the
1902 agency.

1903 (4) The agency shall pay all expenses of the deactivation and dissolution.

1904 Section 53. Section **17C-2-101**, which is renumbered from Section 17B-4-401 is
1905 renumbered and amended to read:

1906 **CHAPTER 2. REDEVELOPMENT**

1907 **Part 1. Redevelopment Project Area Plan**

1908 ~~[17B-4-401].~~ **17C-2-101. Resolution designating survey area -- Request to**
1909 **adopt resolution.**

1910 (1) An agency board may begin the process of adopting a redevelopment project area
1911 plan by adopting a resolution that:

1912 [~~(a) for a proposed redevelopment project area plan:~~]

1913 [(~~†~~)] (a) designates an area located within the agency's boundaries as a survey area;

1914 [(~~††~~)] (b) contains a statement that the survey area requires study to determine whether:

1915 [~~(A)~~] (i) one or more redevelopment projects within the survey area are feasible; and

1916 [~~(B)~~] (ii) blight exists within the survey area; and

1917 [(iii)] (c) contains a description or map of the boundaries of the survey area[; or].
 1918 [(b) for a proposed economic development or education housing development project
 1919 area plan, authorizes the preparation of a draft project area plan.]

1920 (2) (a) Any person or any group, association, corporation, or other entity may submit a
 1921 written request to the board to adopt a resolution under Subsection (1).

1922 (b) A request under Subsection (2)(a) may include plans showing the redevelopment[;
 1923 economic development, or education housing development] proposed for an area within the
 1924 agency's boundaries.

1925 (c) The board may, in its sole discretion, grant or deny a request under Subsection
 1926 (2)(a).

1927 Section 54. Section **17C-2-102**, which is renumbered from Section 17B-4-402 is
 1928 renumbered and amended to read:

1929 [~~17B-4-402~~]. **17C-2-102. Process for adopting redevelopment project area**
 1930 **plan -- Prerequisites -- Restrictions.**

1931 (1) (a) In order to adopt a redevelopment project area plan, after adopting a resolution
 1932 under Subsection [~~17B-4-401~~] 17C-2-101(1) the agency shall:

1933 (i) cause a blight study to be conducted within the survey area as provided in Section
 1934 17C-2-301;

1935 (ii) provide notice of a blight hearing as required under Part 5, Redevelopment Notice
 1936 Requirements;

1937 (iii) hold a blight hearing as provided in Section 17C-2-302; and

1938 (iv) after the blight hearing has been held, hold a board meeting, either in conjunction
 1939 with the blight hearing or at a subsequent board meeting, at which the board shall:

1940 (A) consider:

1941 (I) the issue of blight and the evidence and information relating to the existence or
 1942 nonexistence of blight; and

1943 (II) whether adoption of one or more redevelopment project area plans should be
 1944 pursued; and

1945 (B) by resolution:

1946 (I) make a finding regarding the existence of blight in the proposed redevelopment
 1947 project area;

1948 (II) select one or more project areas comprising part or all of the survey area; and
1949 (III) authorize the preparation of a draft project area plan for each project area;
1950 ~~[(a)]~~ (v) prepare a draft of a project area plan and conduct any examination,
1951 investigation, and negotiation regarding the project area plan that the agency considers
1952 appropriate;
1953 ~~[(b) request input on the draft project area plan from the planning commission of the~~
1954 ~~community in which the proposed project area is located;]~~
1955 ~~[(c)]~~ (vi) make the draft project area plan available to the public at the agency's offices
1956 during normal business hours;
1957 ~~[(d)]~~ (vii) provide notice of the plan hearing as provided in Sections ~~[17B-4-702]~~
1958 17C-2-502 and ~~[17B-4-704]~~ 17C-2-504;
1959 ~~[(e)]~~ (viii) hold a public hearing on the draft project area plan and, at that public
1960 hearing:
1961 ~~[(f)]~~ (A) allow public comment on:
1962 ~~[(A)]~~ (I) the draft project area plan; and
1963 ~~[(B)]~~ (II) whether the draft project area plan should be revised, approved, or rejected;
1964 and
1965 ~~[(g)]~~ (B) receive all written and hear all oral objections to the draft project area plan;
1966 ~~[(h)]~~ (ix) before holding the plan hearing, provide an opportunity for the State Board of
1967 Education and each taxing entity that levies a tax on property within the proposed project area
1968 to consult with the agency regarding the draft project area plan;
1969 ~~[(i)]~~ (x) if applicable, hold the election required under Subsection ~~[17B-4-406]~~
1970 17C-2-105(3);
1971 ~~[(h) for a redevelopment project area plan:]~~
1972 ~~[(i) comply with the requirements of Part 6, Blight Determination in Redevelopment~~
1973 ~~Project Areas;]~~
1974 ~~[(ii) before providing notice of the plan hearing, hold at least one public hearing to:]~~
1975 ~~[(A) inform the public about each area being considered for a redevelopment project~~
1976 ~~area; and]~~
1977 ~~[(B) allow public input into agency deliberations on proposing each redevelopment~~
1978 ~~project area;]~~

1979 [~~(iii)~~] select one or more project areas comprising part or all of the survey area; and]

1980 [~~(iv)~~] before sending the first notice to assessment owners of property for a public input

1981 hearing, blight hearing, or combined public input and blight hearing, prepare and adopt

1982 guidelines setting forth and governing the reasonable opportunities of record property owners

1983 and tenants to participate in the redevelopment;]

1984 [(~~†~~)] (xi) after holding the plan hearing, at the same meeting or at a subsequent meeting

1985 consider:

1986 [(~~†~~)] (A) the oral and written objections to the draft project area plan and evidence and

1987 testimony for [~~or~~] and against adoption of the draft project area plan; and

1988 [(~~†~~)] (B) whether to revise, approve, or reject the draft project area plan;

1989 [(~~j~~)] ~~subject to Subsection (5);~~ (xii) approve the draft project area plan, with or without

1990 revisions, as the project area plan by a resolution that complies with Section [~~17B-4-407~~]

1991 17C-2-106; and

1992 [(~~k~~)] (xiii) submit the project area plan to the community legislative body for adoption.

1993 (b) If an agency makes a finding under Subsection (1)(a)(iv)(B) that blight exists in the

1994 proposed redevelopment project area, the agency may not adopt the project area plan until the

1995 taxing entity committee approves the finding of blight.

1996 (2) An agency may not propose a project area plan under Subsection (1) unless the

1997 community in which the proposed project area is located:

1998 (a) has a planning commission; and

1999 (b) has adopted a general plan under:

2000 (i) if the community is a city or town, Title 10, Chapter 9a, Part 4, General Plan; or

2001 (ii) if the community is a county, Title 17, Chapter 27a, Part 4, General Plan.

2002 (3) (a) Subject to Subsection (3)(b), an agency board may not approve a project area

2003 plan more than one year after[~~:(i) for a redevelopment project area plan;~~] adoption of a

2004 resolution making a finding of blight under Subsection [~~17B-4-601(1)(d)(ii); or (ii) for an~~

2005 ~~economic development or education housing development project area plan, the date of the~~

2006 ~~plan hearing;~~] (1)(a)(iv)(B).

2007 (b) If a project area plan is submitted to an election under Subsection [~~17B-4-406(3)~~]

2008 17C-2-105(3), the time between the plan hearing and the date of the election does not count for

2009 purposes of calculating the year period under Subsection (3)(a).

2010 (4) (a) Except as provided in Subsection (4)(b), a draft project area plan may not be
2011 modified to add real property to the proposed project area unless the board holds a plan hearing
2012 to consider the addition and gives notice of the plan hearing as required under Sections
2013 ~~[17B-4-702]~~ 17C-2-502 and ~~[17B-4-704]~~ 17C-2-504.

2014 (b) The notice and hearing requirements under Subsection (4)(a) do not apply to a draft
2015 project area plan being modified to add real property to the proposed project area if:

2016 (i) the property is contiguous to the property already included in the proposed project
2017 area under the draft project area plan;

2018 (ii) the record owner of the property consents to adding the real property to the
2019 proposed project area; and

2020 (iii) ~~[for a redevelopment project area,]~~ the property is located within the survey area.

2021 ~~[(5) From July 1, 2005 through June 30, 2006, an agency may not adopt a project area
2022 plan for a redevelopment project requiring a finding of blight unless:]~~

2023 ~~[(a) before February 15, 2005, the agency has authorized a blight study; and]~~

2024 ~~[(b) the blight study authorized before February 15, 2005, is completed before July 1,
2025 2005;]~~

2026 Section 55. Section **17C-2-103**, which is renumbered from Section 17B-4-403 is
2027 renumbered and amended to read:

2028 ~~[17B-4-403]~~. **17C-2-103. Redevelopment project area plan requirements.**

2029 (1) Each redevelopment project area plan and draft project area plan shall:

2030 (a) describe the boundaries of the project area;

2031 (b) contain a general statement of the land uses, layout of principal streets, population
2032 densities, and building intensities of the project area and how they will be affected by the
2033 redevelopment~~[- economic development, or education housing development];~~

2034 (c) state the standards that will guide the redevelopment~~[- economic development, or
2035 education housing development];~~

2036 (d) show how the purposes of this ~~[chapter]~~ title will be attained by the
2037 redevelopment~~[- economic development, or education housing development];~~

2038 (e) be consistent with the general plan of the community in which the project area is
2039 located and show that the redevelopment~~[- economic development, or education housing
2040 development]~~ will conform to the community's general plan;

2041 (f) ~~[if the agency board made a finding of blight under Subsection 17B-4-601(1)(d)(ii);]~~
2042 describe how the redevelopment will reduce or eliminate blight in the project area;

2043 ~~[(g) if the project area plan is for economic development, describe how the economic~~
2044 ~~development will create additional jobs;]~~

2045 ~~[(h) if the project area plan is for education housing development, describe how the~~
2046 ~~education housing development will meet the needs of the community in which the project area~~
2047 ~~is located;]~~

2048 ~~[(i) (g) describe any specific project or projects that are the object of the proposed~~
2049 ~~redevelopment[, economic development, or education housing development];]~~

2050 ~~[(j) (h) identify how private developers, if any, will be selected to undertake the~~
2051 ~~redevelopment[, economic development, or education housing development] and identify each~~
2052 ~~private developer currently involved in the redevelopment[, economic development, or~~
2053 ~~education housing development] process;~~

2054 ~~[(k) contain a time limit of no more than three years after adoption of the project area~~
2055 ~~plan for the agency to commence implementation of the project area plan, unless the project~~
2056 ~~area plan is adopted again as if it were an amended project area plan under Section 17B-4-411;]~~

2057 ~~[(l) if the project area plan authorizes the use of eminent domain, contain a time limit~~
2058 ~~of no more than five years after the effective date of the project area plan for the agency to~~
2059 ~~commence acquisition of property through the use of eminent domain;]~~

2060 ~~[(m) if the project area plan provides for tax increment to be paid to the agency:]~~

2061 ~~[(i) contain a time limit of no more than 25 years for tax increment to be paid to the~~
2062 ~~agency from the project area unless the taxing entity committee consents to a longer period;~~
2063 ~~and]~~

2064 ~~[(ii) contain a provision that the project area may not exceed 100 acres of private real~~
2065 ~~property unless:]~~

2066 ~~[(A) the agency obtains the consent of the taxing entity committee; or]~~

2067 ~~[(B) the project area is a superfund site;]~~

2068 ~~[(n) (i) state the reasons for the selection of the project area;~~

2069 ~~[(o) (j) describe the physical, social, and economic conditions existing in the project~~
2070 ~~area;~~

2071 ~~[(p) provide a financial analysis describing the proposed method of financing the~~

2072 ~~proposed redevelopment, economic development, or education housing development;]~~
2073 ~~[(q)]~~ (k) describe any tax incentives offered private entities for facilities located in the
2074 project area;
2075 ~~[(r)]~~ contain the report and state any recommendations of the community's planning
2076 ~~commission;]~~
2077 ~~[(s)]~~ (l) include ~~[an]~~ the analysis~~[, as provided]~~ described in Subsection (2)~~[, of~~
2078 ~~whether adoption of the project area plan is:]~~;
2079 ~~[(i)]~~ for a redevelopment project area plan, necessary and appropriate to reduce or
2080 eliminate blight; or]
2081 ~~[(ii)]~~ for an economic development or education housing development project area plan,
2082 beneficial under a benefit analysis;]
2083 ~~[(t)]~~ (m) if any of the existing buildings or uses in the project area are included in or
2084 eligible for inclusion in the National Register of Historic Places or the State Register, state that
2085 the agency shall comply with Subsection 9-8-404(1) as though the agency were a state agency;
2086 and
2087 ~~[(u)]~~ (n) include other information that the agency determines to be necessary or
2088 advisable.
2089 (2) Each analysis under Subsection (1)~~[(s)]~~~~(ii)]~~(l) shall consider:
2090 (a) the benefit of any financial assistance or other public subsidy proposed to be
2091 provided by the agency, including:
2092 (i) an evaluation of the reasonableness of the costs of ~~[economic development or~~
2093 ~~education housing development]~~ the redevelopment;
2094 (ii) efforts the agency or developer has made or will make to maximize private
2095 investment;
2096 (iii) the rationale for use of tax increment, including an analysis of whether the
2097 proposed development might reasonably be expected to occur in the foreseeable future solely
2098 through private investment; and
2099 (iv) an estimate of the total amount of tax increment that will be expended in
2100 undertaking ~~[economic development or education housing development]~~ redevelopment and
2101 the length of time for which it will be expended; and
2102 (b) the anticipated public benefit to be derived from the ~~[economic development or~~

2103 education housing development] redevelopment, including:

- 2104 (i) the beneficial influences upon the tax base of the community;
- 2105 (ii) the associated business and economic activity likely to be stimulated; and
- 2106 [~~(iii) in the case of economic development, the number of jobs or employment~~
- 2107 ~~anticipated to be generated or preserved.]~~
- 2108 (iii) whether adoption of the project area plan is necessary and appropriate to reduce or
- 2109 eliminate blight.

2110 Section 56. Section **17C-2-104**, which is renumbered from Section 17B-4-405 is
2111 renumbered and amended to read:

2112 [~~17B-4-405~~]. **17C-2-104. Existing and historic buildings and uses.**

2113 If any of the existing buildings or uses in a project area are included in or eligible for
2114 inclusion in the National Register of Historic Places or the State Register, the agency shall
2115 comply with Subsection 9-8-404(1) as though the agency were a state agency.

2116 Section 57. Section **17C-2-105**, which is renumbered from Section 17B-4-406 is
2117 renumbered and amended to read:

2118 [~~17B-4-406~~]. **17C-2-105. Objections to project area plan -- Owners'**
2119 **alternative project area plan -- Election if 40% of property owners object.**

2120 (1) At any time before the plan hearing, any person may file with the agency a written
2121 statement of objections to the draft project area plan.

2122 (2) If the record owners of property of a majority of the private real property included
2123 within the proposed project area file a written petition before or at the plan hearing, proposing
2124 an alternative project area plan, the agency shall consider that proposed plan in conjunction
2125 with the project area plan proposed by the agency.

2126 (3) (a) If the record property owners of at least 40% of the private land area within the
2127 proposed project area object in writing to the draft project area plan before or at the plan
2128 hearing and do not withdraw their objections, an agency may not approve the project area plan
2129 until approved by voters within the boundaries of the agency in which the proposed project area
2130 is located at an election as provided in Subsection (3)(b).

2131 (b) (i) Except as provided in this section, each election required under Subsection
2132 (3)(a) shall comply with Title 20A, Election Code.

2133 (ii) An election under Subsection (3)(a) may be held on the same day and with the

2134 same election officials as an election held by the community in which the proposed project area
2135 is located.

2136 (iii) If a majority of those voting on the proposed project area plan vote in favor of it,
2137 the project area plan shall be considered approved and the agency shall confirm the approval by
2138 resolution.

2139 (4) If the record property owners of 2/3 of the private land area within the proposed
2140 project area object in writing to the draft project area plan before or at the plan hearing and do
2141 not withdraw their objections, the project area plan may not be adopted and the agency may not
2142 reconsider the project area plan for three years.

2143 Section 58. Section **17C-2-106**, which is renumbered from Section 17B-4-407 is
2144 renumbered and amended to read:

2145 ~~[17B-4-407].~~ **17C-2-106. Board resolution approving redevelopment**
2146 **project area plan -- Requirements.**

2147 [(†)] Each board resolution approving a draft redevelopment~~[, economic development,~~
2148 ~~or education housing development]~~ project area plan as the project area plan under Subsection
2149 ~~[17B-4-402(†)(j)]~~ 17C-2-102(1)(a)(xii) shall contain:

2150 [(a)] (1) a legal description of the boundaries of the project area that is the subject of
2151 the project area plan;

2152 [(b)] (2) the agency's purposes and intent with respect to the project area;

2153 [(c)] (3) the project area plan incorporated by reference; ~~[and]~~

2154 (4) a statement that the board previously made a finding of blight within the project
2155 area and the date of the board's finding of blight; and

2156 [(d)] (5) the board findings and determinations that:

2157 [(i)] (a) there is a need to effectuate a public purpose;

2158 [(ii)] (b) there is a public benefit under the analysis described in ~~[Subsections~~
2159 ~~17B-4-403(†)(t) and]~~ Subsection 17C-2-103(2);

2160 [(iii)] (c) it is economically sound and feasible to adopt and carry out the project area
2161 plan;

2162 [(iv)] (d) the project area plan conforms to the community's general plan; and

2163 [(v)] (e) carrying out the project area plan will promote the public peace, health, safety,
2164 and welfare of the community in which the project area is located.

2165 ~~[(2) (a) As used in this Subsection (2), "comparable dwellings" means residential~~
2166 ~~housing facilities that are:]~~

2167 ~~[(i) within the project area or in other areas not generally less desirable in regard to~~
2168 ~~public utilities and public and commercial facilities;]~~

2169 ~~[(ii) at rents or prices within the financial means of the families and persons displaced~~
2170 ~~from the project area; and]~~

2171 ~~[(iii) decent, safe, and sanitary and equal in number and available to displaced families~~
2172 ~~and persons and reasonably accessible to their places of employment.]]~~

2173 ~~[(b) In addition to the requirements under Subsection (1), each board resolution~~
2174 ~~approving a redevelopment project area plan shall:]~~

2175 ~~[(i) state that the board previously made a finding of blight within the project area and~~
2176 ~~the date of the board's finding of blight; and]~~

2177 ~~[(ii) contain the board's findings and determinations that, if the project area plan may~~
2178 ~~result in the temporary or permanent displacement of any residential occupants in the project~~
2179 ~~area.]]~~

2180 ~~[(A) the agency has a feasible method or plan for the relocation of families and persons~~
2181 ~~displaced from the project area;]~~

2182 ~~[(B) comparable dwellings exist or will be provided to the families and persons~~
2183 ~~displaced by the project area plan; and]~~

2184 ~~[(C) the board is satisfied that permanent housing facilities will be available within~~
2185 ~~three years from the time occupants of the project area are displaced and, pending the~~
2186 ~~development of these housing facilities, there will be available to the displaced occupants~~
2187 ~~adequate temporary housing facilities at rents comparable to those in the community at the time~~
2188 ~~of their displacement.]]~~

2189 Section 59. Section **17C-2-107**, which is renumbered from Section 17B-4-408 is
2190 renumbered and amended to read:

2191 ~~[17B-4-408].~~ **17C-2-107.** **Plan to be adopted by community legislative**
2192 **body.**

2193 (1) A project area plan approved by board resolution under Section [~~17B-4-407~~]
2194 **17C-2-106** may not take effect until:

2195 (a) it has been adopted by ordinance of the legislative body of the community that

2196 created the agency; and

2197 (b) notice under Section [~~17B-4-409~~] 17C-2-108 is provided.

2198 (2) Each ordinance under Subsection (1) shall:

2199 (a) be adopted by the community legislative body after the board's approval of a
2200 resolution under Section [~~17B-4-407~~] 17C-2-106; and

2201 (b) designate the approved project area plan as the official redevelopment[~~economic~~
2202 ~~development, or education housing development~~] plan of the project area.

2203 Section 60. Section **17C-2-108**, which is renumbered from Section 17B-4-409 is
2204 renumbered and amended to read:

2205 [~~17B-4-409~~]. **17C-2-108. Notice of project area plan adoption -- Effective**
2206 **date of plan -- Contesting the formation of the plan.**

2207 (1) (a) Upon the community legislative body's adoption of a redemption project
2208 area plan, the legislative body shall provide notice as provided in Subsection (1)(b) by:

2209 (i) publishing or causing to be published a notice in a newspaper of general circulation
2210 within the agency's boundaries; or

2211 (ii) if there is no newspaper of general circulation within the agency's boundaries,
2212 causing a notice to be posted in at least three public places within the agency's boundaries.

2213 (b) Each notice under Subsection (1)(a) shall:

2214 (i) set forth the community legislative body's ordinance adopting the project area plan
2215 or a summary of the ordinance; and

2216 (ii) include a statement that the project area plan is available for general public
2217 inspection and the hours for inspection.

2218 (2) The project area plan shall become effective on the date of:

2219 (a) if notice was published under Subsection (1)(a), publication of the notice; or

2220 (b) if notice was posted under Subsection (1)(a), posting of the notice.

2221 (3) (a) [~~(i)~~] For a period of [~~60~~] 30 days after the effective date of the project area plan
2222 under Subsection (2), any person in interest may[~~except as provided in Subsection (3)(a)(ii),~~]

2223 contest the project area plan or the procedure used to adopt the project area plan if the plan or
2224 procedure fails to comply with applicable statutory requirements.

2225 [~~(ii) Notwithstanding Subsection (3)(a)(i), a challenge to a finding of blight may be~~
2226 ~~made only under Section 17B-4-605.~~]

2227 (b) After the ~~[60-day]~~ 30-day period under Subsection (3)(a)~~[(t)]~~ expires, no person
2228 may contest the project area plan or procedure used to adopt the project area plan for any cause.

2229 (4) ~~[(a) Except as provided in Subsection (4)(b), upon]~~ Upon adoption of the project
2230 area plan by the community's legislative body, the agency may carry out the project area plan.

2231 ~~[(b) An agency may not commence implementation of a project area plan more than~~
2232 ~~three years after the community legislative body adopts the plan, unless the plan is readopted as~~
2233 ~~if it were an amended project area plan under Section 17B-4-411.]~~

2234 (5) Each agency shall make the adopted project area plan available to the general
2235 public at its offices during normal business hours.

2236 Section 61. Section **17C-2-109**, which is renumbered from Section 17B-4-410 is
2237 renumbered and amended to read:

2238 ~~[17B-4-410].~~ **17C-2-109. Agency required to transmit and record**
2239 **documents after adoption of project area plan.**

2240 Within 30 days after the community legislative body adopts, under Section ~~[17B-4-408]~~
2241 17C-2-107, a project area plan, the agency shall:

2242 (1) record with the recorder of the county in which the project area is located a
2243 document containing:

- 2244 (a) a description of the land within the project area;
- 2245 (b) a statement that the project area plan for the project area has been adopted; and
- 2246 (c) the date of adoption;

2247 (2) transmit a copy of the description of the land within the project area and an accurate
2248 map or plat indicating the boundaries of the project area to the Automated Geographic
2249 Reference Center created under Section 63F-1-506; and

2250 (3) for a project area plan that provides for the payment of tax increment to the agency,
2251 transmit a copy of the description of the land within the project area, a copy of the community
2252 legislative body ordinance adopting the project area plan, and a map or plat indicating the
2253 boundaries of the project area to:

2254 (a) the auditor, recorder, attorney, surveyor, and assessor of each county in which any
2255 part of the project area is located;

2256 (b) the officer or officers performing the function of auditor or assessor for each taxing
2257 entity that does not use the county assessment roll or collect its taxes through the county;

- 2258 (c) the legislative body or governing board of each taxing entity;
- 2259 (d) the State Tax Commission; and
- 2260 (e) the State Board of Education.

2261 Section 62. Section **17C-2-110**, which is renumbered from Section 17B-4-411 is
2262 renumbered and amended to read:

2263 ~~[17B-4-411].~~ **17C-2-110. Amending a project area plan.**

2264 (1) An adopted project area plan may be amended as provided in this section.

2265 ~~[(2) Except as provided in Subsection (4)(a), a project area plan may not be amended~~
2266 ~~after March 21, 2005, to enlarge or add to a project area.]~~

2267 (2) If an agency proposes to amend an adopted redevelopment project area plan to
2268 enlarge the project area:

2269 (a) subject to Subsection (2)(e), the requirements under this part that apply to adopting
2270 a project area plan apply equally to the proposed amendment as if it were a proposed project
2271 area plan;

2272 (b) for a pre-July 1, 1993 project area plan, the base year taxable value for the new area
2273 added to the project area shall be determined under Subsection 17C-1-102(6)(a) using the
2274 effective date of the amended project area plan;

2275 (c) for a post-June 30, 1993 project area plan:

2276 (i) the base year taxable value for the new area added to the project area shall be
2277 determined under Subsection 17C-1-102(6)(b) using the date of the taxing entity committee's
2278 consent referred to in Subsection (2)(c)(ii); and

2279 (ii) the agency shall obtain the consent of the taxing entity committee before the agency
2280 may collect tax increment from the area added to the project area by the amendment;

2281 (d) the agency shall make a finding regarding the existence of blight in the area
2282 proposed to be added to the project area by following the procedure set forth in Subsections
2283 17C-2-102(1)(a)(i) through (iv); and

2284 (e) the agency need not make a finding regarding the existence of blight in the project
2285 area as described in the original project area plan, if the agency made a finding of the existence
2286 of blight regarding that project area in connection with adoption of the original project area
2287 plan.

2288 (3) ~~[An]~~ If a proposed amendment does not propose to enlarge a project area, an

2289 agency board may adopt a resolution approving an amendment to an adopted project area plan
2290 after:

2291 (a) the agency gives notice, as provided in Section [~~17B-4-702~~] 17C-2-502, of the
2292 proposed amendment and of the public hearing required by Subsection (3)(b);

2293 (b) the agency board holds a public hearing on the proposed amendment that meets the
2294 requirements of a plan hearing;

2295 (c) the agency obtains the taxing entity committee's consent to the amendment, if the
2296 amendment proposes:

2297 (i) to enlarge the area within the project area from which tax increment is collected;

2298 (ii) to permit the agency to receive a greater percentage of tax increment or to receive
2299 tax increment for a longer period of time, or both, than allowed under the adopted project area
2300 plan; [~~and~~] or

2301 (iii) for an amendment to a project area plan that was adopted before April 1, 1983, to
2302 expand the area from which tax increment is collected to exceed 100 acres of private property;
2303 and

2304 (d) the agency obtains the consent of the legislative body or governing board of each
2305 taxing entity affected, if the amendment proposes to permit the agency to receive, from less
2306 than all taxing entities, a greater percentage of tax increment or to receive tax increment for a
2307 longer period of time, or both, than allowed under the adopted project area plan.

2308 (4) (a) An adopted project area plan may be amended without complying with the
2309 notice and public hearing requirements of Subsections (2)(a) and (3)(a) and (b) and without
2310 obtaining taxing entity committee approval under Subsection (3)(c) if the amendment:

2311 (i) makes a minor adjustment in the legal description of a project area boundary
2312 requested by a county assessor or county auditor to avoid inconsistent property boundary lines;
2313 or

2314 (ii) subject to Subsection (4)(b), removes a parcel of real property from a project area
2315 because the agency determines that:

2316 (A) the parcel is no longer blighted; or

2317 (B) inclusion of the parcel is no longer necessary or desirable to the project area[~~;~~and].

2318 (b) An amendment removing a parcel of real property from a project area under
2319 Subsection (4)(a)(ii) may not be made without the consent of the record property owner of the

2320 parcel being removed.

2321 (5) (a) An amendment approved by board resolution under this section may not take
2322 effect until adopted by ordinance of the legislative body of the community in which the project
2323 area that is the subject of the project area plan being amended is located.

2324 (b) Upon a community legislative body passing an ordinance adopting an amendment
2325 to a project area plan, the agency whose project area plan was amended shall comply with the
2326 requirements of Section [~~17B-4-410~~] 17C-2-109 to the same extent as if the amendment were a
2327 project area plan.

2328 Section 63. Section **17C-2-201**, which is renumbered from Section 17B-4-501 is
2329 renumbered and amended to read:

Part 2. Redevelopment Project Area Budget

2330 [~~17B-4-501~~]. **17C-2-201. Project area budget -- Requirements for**
2331 **adopting -- Contesting the budget or procedure -- Time limit.**

2332 (1) If an agency anticipates funding all or a portion of a post-June 30, 1993
2333 redevelopment project area plan with tax increment, the agency shall, subject to Section
2334 [~~17B-4-503~~] 17C-2-202, adopt a project area budget as provided in this part.

2335 (2) To adopt a project area budget, the agency shall:

2336 (a) prepare a draft of a project area budget;

2337 (b) make a copy of the draft project area budget available to the public at the agency's
2338 offices during normal business hours;

2339 (c) provide notice of the budget hearing as required by Part [7] 5, Redevelopment
2340 Notice Requirements;

2341 [~~(d) at least seven days before the budget hearing;~~]

2342 [~~(i) publish a display advertisement that complies with Section 17B-4-502 in a~~
2343 newspaper that is:]

2344 [~~(A) of general circulation within the county in which the proposed project area is~~
2345 located; and]

2346 [~~(B) to the extent practicable, of general interest and readership and not of limited~~
2347 subject matter; or]

2348 [~~(ii) if there is no newspaper of general circulation within the county in which the~~
2349 proposed project area is located, post a notice that complies with Section 17B-4-502 in at least
2350

2351 ~~three conspicuous places within the agency's boundaries;]~~

2352 ~~[(e)]~~ (d) hold a public hearing on the draft project area budget and, at that public
2353 hearing, allow public comment on:

2354 (i) the draft project area budget; and

2355 (ii) whether the draft project area budget should be revised, adopted, or rejected;

2356 ~~[(f)]~~ (e) (i) if required under Subsection ~~[17B-4-505]~~ 17C-2-204(1), obtain the
2357 approval of the taxing entity committee on the draft project area budget or a revised version of
2358 the draft project area budget; or

2359 (ii) if applicable, comply with the requirements of Subsection ~~[17B-4-505]~~
2360 17C-2-204(2); and

2361 ~~[(g)]~~ (f) after the budget hearing, hold a board meeting in the same meeting as the
2362 public hearing or in a subsequent meeting to:

2363 (i) consider comments made and information presented at the public hearing relating to
2364 the draft project area budget; and

2365 (ii) adopt by resolution the draft project area budget, with any revisions, as the project
2366 area budget.

2367 (3) (a) For a period of ~~[60]~~ 30 days after the agency's adoption of the project area
2368 budget under Subsection (2)~~[(g)]~~(f), any person in interest may contest the project area budget
2369 or the procedure used to adopt the project area budget if the budget or procedure fails to
2370 comply with applicable statutory requirements.

2371 (b) After the ~~[60-day]~~ 30-day period under Subsection (3)(a) expires, no person may
2372 contest the project area budget or procedure used to adopt the project area budget for any cause.

2373 Section 64. Section **17C-2-202**, which is renumbered from Section 17B-4-503 is
2374 renumbered and amended to read:

2375 ~~[17B-4-503]~~. **17C-2-202. Combined incremental value -- Restriction**
2376 **against adopting project area budget -- Taxing entity committee may waive restriction.**

2377 ~~[(1) For purposes of this section:]~~

2378 ~~[(a) "Adjusted tax increment" means:]~~

2379 ~~[(i) for tax increment under a pre-July 1, 1993 project area plan, tax increment under~~
2380 ~~Section 17B-4-1003, excluding tax increment under Subsection 17B-4-1003(3); and]~~

2381 ~~[(ii) for tax increment under a post-June 30, 1993 project area plan, tax increment~~

2382 under Section 17B-4-1004, excluding tax increment under Subsection 17B-4-1004(3).]

2383 [(b) "Combined incremental value" means the combined total of all incremental values
2384 from all project areas, except a military installation project area, within the agency's boundaries
2385 under adopted project area plans and adopted project area budgets at the time that a project area
2386 budget for a new project area is being considered.]

2387 [(c) "Incremental value" means a figure derived by multiplying the marginal value of
2388 the property located within a project area on which tax increment is collected by a number that
2389 represents the percentage of adjusted tax increment from that project area that is paid to the
2390 agency.]

2391 [(d) "Marginal value" means the difference between actual taxable value and base
2392 taxable value.]

2393 [(e) "Military installation project area" means a project area or a portion of a project
2394 area located within a federal military installation ordered closed by the federal Defense Base
2395 Realignment and Closure Commission.]

2396 [(f) "Taxable value" means the value of property as shown on the last equalized
2397 assessment roll as certified by the county assessor.]

2398 [(2)(a)] (1) Except as provided in Subsection (2)[(b)], an agency may not adopt a
2399 redevelopment project area budget if, at the time the redevelopment project area budget is
2400 being considered, the combined incremental value for the agency exceeds 10% of the total
2401 taxable value of property within the agency's boundaries in the year that the redevelopment
2402 project area budget is being considered.

2403 [(b)] (2) A taxing entity committee may waive the restrictions imposed by Subsection
2404 [(2)(a)] (1).

2405 Section 65. Section **17C-2-203**, which is renumbered from Section 17B-4-504 is
2406 renumbered and amended to read:

2407 [~~17B-4-504~~]. **17C-2-203. Part of tax increment funds to be used for**
2408 **housing -- Waiver of requirement.**

2409 (1) (a) Except as provided in Subsection (1)(b), each redevelopment project area
2410 budget adopted on or after May 1, 2000 that provides for more than \$100,000 of annual tax
2411 increment to be paid to the agency shall allocate at least 20% of the tax increment for housing
2412 as provided in Section [~~17B-4-1010~~] 17C-1-412.

2413 (b) The 20% requirement of Subsection (1)(a) may be waived~~[(i)]~~ in part or whole by
 2414 the mutual consent of the loan fund board and the taxing entity committee if they determine
 2415 that 20% of tax increment is more than is needed to address the community's need for income
 2416 targeted housing~~[, as defined in Section 17B-4-1010, or]~~.

2417 ~~[(ii) in fifth and sixth class counties, by the taxing entity committee for economic
 2418 development project area budgets adopted on or after May 1, 2002, if the economic
 2419 development project area consists of an area without housing units.]~~

2420 (2) A redevelopment project area budget not required under Subsection (1)(a) to
 2421 allocate tax increment for housing may allocate 20% of tax increment payable to the agency
 2422 over the life of the project area for housing as provided in Section ~~[17B-4-1010]~~ 17C-1-412 if
 2423 the project area budget is under a project area plan that is adopted on or after July 1, 1998.

2424 Section 66. Section **17C-2-204**, which is renumbered from Section 17B-4-505 is
 2425 renumbered and amended to read:

2426 ~~[17B-4-505].~~ **17C-2-204. Consent of taxing entity committee.**

2427 (1) (a) Except as provided in Subsection (1)(b) and subject to Subsection (2), each
 2428 agency shall obtain the consent of the taxing entity committee for each redevelopment project
 2429 area budget under a post-June 30, 1993 project area plan before the agency may collect any tax
 2430 increment from the redevelopment project area.

2431 (b) For a project area budget adopted from July 1, 1998 through May 1, 2000 that
 2432 allocates 20% or more of the tax increment for housing as provided in Section ~~[17B-4-1010]~~
 2433 17C-1-412, an agency:

2434 (i) need not obtain the consent of the taxing entity committee for the project area
 2435 budget; and

2436 (ii) may not collect any tax increment from all or part of the project area until after:

2437 (A) the loan fund board has certified the project area budget as complying with the
 2438 requirements of Section ~~[17B-4-1010]~~ 17C-1-412; and

2439 (B) the agency board has approved and adopted the project area budget by a two-thirds
 2440 vote.

2441 (2) (a) Before a taxing entity committee may consent to a project area budget adopted
 2442 on or after May 1, 2000 that is required under Subsection ~~[17B-4-504]~~ 17C-2-203(1)(a) to
 2443 allocate 20% of tax increment for housing, the agency shall:

2444 (i) adopt a housing plan showing the uses for the housing funds; and
2445 (ii) provide a copy of the housing plan to the taxing entity committee and the loan fund
2446 board.

2447 (b) If an agency amends a housing plan prepared under Subsection (2)(a), the agency
2448 shall provide a copy of the amendment to the taxing entity committee and the loan fund board.

2449 Section 67. Section **17C-2-205**, which is renumbered from Section 17B-4-506 is
2450 renumbered and amended to read:

2451 ~~[17B-4-506].~~ **17C-2-205. Filing a copy of the project area budget.**

2452 Each agency adopting a project area budget shall:

2453 (1) within 30 days after adopting the project area budget, file a copy of the project area
2454 budget with the auditor of the county in which the project area is located, the State Tax
2455 Commission, the state auditor, the State Board of Education, and each taxing entity affected by
2456 the agency's collection of tax increment under the project area budget; and

2457 (2) if the project area budget allocates tax increment for housing under Section
2458 ~~[17B-4-1010]~~ 17C-1-412, file a copy of the project area budget with the loan fund board.

2459 Section 68. Section **17C-2-206**, which is renumbered from Section 17B-4-507 is
2460 renumbered and amended to read:

2461 ~~[17B-4-507].~~ **17C-2-206. Amending a project area budget.**

2462 (1) ~~[Subject to Subsection (5), an]~~ An agency may by resolution amend a project area
2463 budget as provided in this section.

2464 (2) To amend an adopted project area budget, the agency shall:

2465 (a) advertise and hold one public hearing on the proposed amendment as provided in
2466 Subsection (3);

2467 (b) obtain the approval of the taxing entity committee if the agency was required under
2468 Section ~~[17B-4-505]~~ 17C-2-204 to obtain the consent of the taxing entity committee for the
2469 project area budget as originally adopted; and

2470 (c) adopt a resolution amending the project area budget.

2471 (3) The public hearing required under Subsection (2)(a) shall be conducted according
2472 to the procedures and requirements of ~~[Sections 17B-4-501 and 17B-4-502]~~ Subsections
2473 17C-2-201(2)(c) and (d), except that if the amended project area budget proposes that the
2474 agency be paid a greater proportion of tax increment from a project area than was to be paid

2475 under the previous project area budget, the ~~[advertisement]~~ notice shall state the percentage
 2476 paid under the previous project area budget and the percentage proposed under the amended
 2477 project area budget.

2478 (4) If a proposed amendment is not adopted, the agency shall continue to operate under
 2479 the previously adopted project area budget without the proposed amendment.

2480 ~~[(5) A project area budget may not be amended after March 21, 2005, if the~~
 2481 ~~amendment provides for the agency to receive tax increment for a longer period of time than~~
 2482 ~~allowed under the project area budget without the amendment.]~~

2483 Section 69. Section **17C-2-301**, which is renumbered from Section 17B-4-602 is
 2484 renumbered and amended to read:

2485 **Part 3. Blight Determination in Redevelopment Project Areas**

2486 ~~[17B-4-602].~~ **17C-2-301. Blight study -- Requirements -- Deadline.**

2487 (1) Each blight study required under Subsection ~~[17B-4-601]~~ 17C-2-102(1)(a)(i) shall:

2488 (a) undertake a parcel by parcel survey of the survey area;

2489 ~~[(a)]~~ (b) provide data so the board and taxing entity committee may determine:

2490 (i) whether the conditions described in ~~[Subsections 17B-4-604(1)(a)(i) and (ii)]~~

2491 Subsection 17C-2-303(1):

2492 (A) exist in part or all of the survey area; and

2493 ~~[(ii) whether the factors listed in Subsection 17B-4-604(1)(a)(iii) are present in the~~
 2494 ~~survey area; and]~~

2495 (B) qualify an area within the survey area as a project area; and

2496 ~~[(iii)]~~ (ii) whether the survey area contains all or part of a superfund site;

2497 ~~[(b)]~~ (c) include a written report setting forth:

2498 (i) the conclusions reached; ~~[and]~~

2499 (ii) any recommended area within the survey area qualifying as a project area; and

2500 ~~[(ii)]~~ (iii) any other information requested by the agency to determine whether a

2501 redevelopment project area is feasible; and

2502 ~~[(e)]~~ (d) be completed within one year after the adoption of the survey area resolution.

2503 (2) (a) If a blight study is not completed within one year after the adoption of the

2504 resolution under Subsection ~~[17B-4-401(1)(a)]~~ 17C-2-101(1) designating a survey area, the

2505 agency may not approve a redevelopment project area plan based on that blight study unless it

2506 first adopts a new resolution under Subsection [~~17B-4-401(1)(a)~~] 17C-2-101(1).

2507 (b) A new resolution under Subsection (2)(a) shall in all respects be considered to be a
2508 resolution under Subsection [~~17B-4-401(1)(a)~~] 17C-2-101(1) adopted for the first time, except
2509 that any actions taken toward completing a blight study under the resolution that the new
2510 resolution replaces shall be considered to have been taken under the new resolution.

2511 Section 70. Section **17C-2-302**, which is renumbered from Section 17B-4-603 is
2512 renumbered and amended to read:

2513 [~~17B-4-603~~]. **17C-2-302. Blight hearing -- Owners may review evidence of**
2514 **blight.**

2515 (1) In each hearing required under Subsection [~~17B-4-601(1)(c)~~] 17C-2-102(1)(a)(iii),
2516 the agency shall:

2517 (a) permit all evidence of the existence or nonexistence of blight within the proposed
2518 redevelopment project area to be presented; and

2519 (b) permit each record owner of property located within the proposed redevelopment
2520 project area or the record property owner's representative the opportunity to:

2521 (i) examine and cross-examine witnesses providing evidence of the existence or
2522 nonexistence of blight; and

2523 (ii) present evidence and testimony, including expert testimony, concerning the
2524 existence or nonexistence of blight.

2525 (2) The agency shall allow record owners of property located within a proposed
2526 redevelopment project area the opportunity, for at least 30 days before the hearing, to review
2527 the evidence of blight compiled by the agency or by the person or firm conducting the blight
2528 study for the agency, including any expert report.

2529 Section 71. Section **17C-2-303**, which is renumbered from Section 17B-4-604 is
2530 renumbered and amended to read:

2531 [~~17B-4-604~~]. **17C-2-303. Conditions on board determination of blight --**
2532 **Conditions of blight caused by the developer.**

2533 (1) An agency board may not make a finding of blight in a resolution under [Section
2534 ~~17B-4-601~~] Subsection 17C-2-102(1) unless the board finds that [~~the redevelopment project~~
2535 ~~area~~]:

2536 [~~(a) (i) contains buildings or improvements used or intended to be used for residential;~~

2537 commercial, industrial, or other urban purposes, or any combination of those uses;]
2538 ~~[(ii) contains buildings or improvements on at least 50% of the number of parcels of~~
2539 ~~private real property whose acreage is at least 50% of the acreage of the private real property~~
2540 ~~within the proposed redevelopment project area; and]~~
2541 ~~[(iii) is unfit or unsafe to occupy or may be conducive to ill health, transmission of~~
2542 ~~disease, infant mortality, juvenile delinquency, or crime because of any three or more of the~~
2543 ~~following factors:]~~
2544 ~~[(A) defective character of physical construction;]~~
2545 ~~[(B) high density of population or overcrowding;]~~
2546 ~~[(C) inadequate ventilation, light, or spacing between buildings;]~~
2547 ~~[(D) mixed character and shifting of uses, resulting in obsolescence, deterioration, or~~
2548 ~~dilapidation;]~~
2549 ~~[(E) economic deterioration or continued disuse;]~~
2550 ~~[(F) lots of irregular shape or inadequate size for proper usefulness and development,~~
2551 ~~or laying out of lots in disregard of the contours and other physical characteristics of the ground~~
2552 ~~and surrounding conditions;]~~
2553 ~~[(G) inadequate sanitation or public facilities which may include streets, open spaces,~~
2554 ~~and utilities;]~~
2555 ~~[(H) areas that are subject to being submerged by water; and]~~
2556 ~~[(I) existence of any hazardous or solid waste, defined as any substance defined,~~
2557 ~~regulated, or listed as a hazardous substance, hazardous material, hazardous waste, toxic waste,~~
2558 ~~pollutant, contaminant, or toxic substance, or identified as hazardous to human health or the~~
2559 ~~environment under state or federal law or regulation; or]~~
2560 (a) (i) the proposed project area consists predominantly of nongreenfield parcels;
2561 (ii) the proposed project area is currently zoned for urban purposes and generally
2562 served by utilities;
2563 (iii) at least 50% of the parcels within the proposed project area contain nonagricultural
2564 or nonaccessory buildings or improvements used or intended for residential, commercial,
2565 industrial, or other urban purposes, or any combination of those uses;
2566 (iv) the present condition or use of the proposed project area substantially impairs the
2567 sound growth of the municipality, retards the provision of housing accommodations, or

2568 constitutes an economic liability or is detrimental to the public health, safety, or welfare, as
2569 shown by the existence within the proposed project area of at least four of the following
2570 factors:

2571 (A) one of the following, although sometimes interspersed with well maintained
2572 buildings and infrastructure:

2573 (I) substantial physical dilapidation, deterioration, or defective construction of
2574 buildings or infrastructure; or

2575 (II) significant noncompliance with current building code, safety code, health code, or
2576 fire code requirements or local ordinances;

2577 (B) unsanitary or unsafe conditions in the proposed project area that threaten the
2578 health, safety, or welfare of the community;

2579 (C) environmental hazards, as defined in state or federal law, that require remediation
2580 as a condition for current or future use and development;

2581 (D) excessive vacancy, abandoned buildings, or vacant lots within an area zoned for
2582 urban use and served by utilities;

2583 (E) abandoned or outdated facilities that pose a threat to public health, safety, or
2584 welfare;

2585 (F) criminal activity in the project area, higher than that of comparable nonblighted
2586 areas in the municipality or county; and

2587 (G) defective or unusual conditions of title rendering the title nonmarketable; and

2588 (v) (A) at least 50% of the parcels within the proposed project area are affected by at
2589 least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and

2590 (B) the affected parcels comprise at least 66% of the acreage of the proposed project
2591 area; or

2592 (b) [is] the proposed project area includes some or all of a superfund site.

2593 (2) No single parcel comprising 10% or more of the acreage of the proposed project
2594 area may be counted as satisfying Subsection (1)(a)(iii) or (iv) unless at least 50% of the area of
2595 that parcel is occupied by buildings or improvements.

2596 [~~(2)~~] (3) (a) For purposes of Subsection (1), if a developer involved in the
2597 redevelopment project [~~causes~~] has caused a condition listed in Subsection (1)(a)[~~(iii)~~](iv)
2598 within the proposed project area, [~~the~~] that condition [~~caused by the developer~~] may not be

2599 used in the determination of blight.

2600 (b) Subsection ~~[(2)]~~ (3)(a) does not apply to a condition that was caused by an owner or
2601 tenant who becomes a developer ~~[under Section 17B-4-901].~~

2602 Section 72. Section **17C-2-304**, which is renumbered from Section 17B-4-605 is
2603 renumbered and amended to read:

2604 ~~[17B-4-605].~~ **17C-2-304. Challenging a finding of blight -- Time limit -- De**
2605 **novo review.**

2606 (1) If the board makes a finding of blight under ~~[Section 17B-4-601]~~ Subsection
2607 17C-2-102(1) and that finding is approved by resolution adopted by the taxing entity
2608 committee, a record owner of property located within the proposed redevelopment project area
2609 may challenge the finding by filing an action with the district court for the county in which the
2610 property is located.

2611 (2) Each challenge under Subsection (1) shall be filed within 30 days after the taxing
2612 entity committee approves the board's finding of blight.

2613 (3) In each action under this section~~[-(a)]~~, the district court shall review ~~[de novo]~~ the
2614 finding of blight~~[-and]~~ under the standards of review provided in Subsection 10-9a-801(3).

2615 ~~[(b) the agency maintains the burden of proof regarding the existence of blight.]~~

2616 Section 73. Section **17C-2-401**, which is renumbered from Section 17B-4-801 is
2617 renumbered and amended to read:

2618 **Part 4. Redevelopment Hearings**

2619 ~~[17B-4-801].~~ **17C-2-401. Combining hearings.**

2620 A board may combine~~[-(1)]~~ any combination of a blight hearing ~~[with a public input~~
2621 ~~hearing; and (2)]~~, a plan hearing ~~[with]~~, and a budget hearing.

2622 Section 74. Section **17C-2-402**, which is renumbered from Section 17B-4-802 is
2623 renumbered and amended to read:

2624 ~~[17B-4-802].~~ **17C-2-402. Continuing a hearing.**

2625 ~~[Pursuant to the provisions of Section 17B-4-705]~~ Subject to Section 17C-2-403, the
2626 board may continue from time to time a:

2627 (1) blight hearing;

2628 ~~[(2) public input hearing;]~~

2629 ~~[(3) combined blight hearing and plan hearing under Subsection 17B-4-801(1);]~~

2630 [~~(4)~~] (2) plan hearing;
 2631 [~~(5)~~] (3) budget hearing; or
 2632 [~~(6)~~] (4) combined [~~plan~~] hearing [~~and budget hearing~~] under [Subsection
 2633 ~~17B-4-801(2)~~] Section 17C-2-401.

2634 Section 75. Section **17C-2-403**, which is renumbered from Section 17B-4-705 is
 2635 renumbered and amended to read:

2636 [~~17B-4-705~~]. **17C-2-403**. **Notice required for continued hearing.**

2637 The board shall give notice of a hearing continued under Section [~~17B-4-802~~]
 2638 17C-2-402 by announcing at the hearing:

- 2639 (1) the date, time, and place the hearing will be resumed; or
- 2640 (2) that it is being continued to a later time and causing a notice of the continued
 2641 hearing to be:

- 2642 (a) published once in a newspaper of general circulation within the agency boundaries
 2643 at least seven days before the hearing is scheduled to resume; or

- 2644 (b) if there is no newspaper of general circulation, posted in at least three conspicuous
 2645 places within the boundaries of the agency in which the project area or proposed project area is
 2646 located.

2647 Section 76. Section **17C-2-501**, which is renumbered from Section 17B-4-701 is
 2648 renumbered and amended to read:

Part 5. Redevelopment Notice Requirements

2650 [~~17B-4-701~~]. **17C-2-501**. **Agency to provide notice of hearings.**

2651 (1) Each agency shall provide notice, as provided in this part, of each:

- 2652 (a) blight hearing;
- 2653 [~~(b) public input hearing;~~]
- 2654 [~~(c)~~] (b) plan hearing; and
- 2655 [~~(d)~~] (c) budget hearing.

2656 (2) [~~(a)~~] The notice required under Subsection (1) for [~~a blight hearing~~] any of the
 2657 hearings listed in that subsection may be combined with the notice required for [~~a public input~~
 2658 ~~hearing if those two~~] any of the other hearings if the hearings are combined under [Subsection
 2659 ~~17B-4-801(1)~~] Section 17C-2-401.

2660 [~~(b) The notice required under Subsection (1) for a plan hearing may be combined with~~

2661 the notice required for a budget hearing if those two hearings are combined under Subsection
 2662 ~~17B-4-801(2).~~]

2663 Section 77. Section **17C-2-502**, which is renumbered from Section 17B-4-702 is
 2664 renumbered and amended to read:

2665 ~~[17B-4-702].~~ **17C-2-502. Requirements for notice provided by agency.**

2666 (1) The notice required by Section ~~[17B-4-701]~~ 17C-2-501 shall be given by:

2667 (a) (i) publishing one notice, excluding the map referred to in Subsection ~~[(2)]~~ (3)(b),
 2668 in a newspaper of general circulation within the county in which the project area or proposed
 2669 project area is located, at least ~~[once a week for the four successive weeks immediately~~
 2670 preceding] 14 days before the hearing; or

2671 (ii) if there is no newspaper of general circulation, posting notice at least 14 days
 2672 before the hearing in at least three conspicuous places within the county in which the project
 2673 area or proposed project area is located; and

2674 (b) at least 30 days before the hearing:

2675 (i) ~~[sending]~~ mailing notice ~~[by certified mail]~~ to ~~[-(A)]~~ each ~~[assessment]~~ record
 2676 owner of property located within the project area or proposed project area; and

2677 ~~[(B) each assessment owner of property located outside but within 300 feet of the~~
 2678 project area or proposed project area;]

2679 (ii) mailing notice to:

2680 (A) the State Tax Commission;

2681 (B) the assessor and auditor of the county in which the project area or proposed project
 2682 area is located; and

2683 (C) (I) each member of the taxing entity committee; or

2684 (II) if a taxing entity committee has not yet been formed, the State Board of Education
 2685 and the legislative body or governing board of each taxing entity.

2686 (2) The mailing of the notice to record property owners required under Subsection

2687 (1)(b)(i) shall be conclusively considered to have been properly completed if:

2688 (a) the agency mails the notice to the property owners as shown in the records,
 2689 including an electronic database, of the county recorder's office and at the addresses shown in
 2690 those records; and

2691 (b) the county recorder's office records used by the agency in identifying owners to

2692 whom the notice is mailed and their addresses were obtained or accessed from the county
 2693 recorder's office no earlier than 30 days before the mailing.

2694 ~~[(2)]~~ (3) The agency shall include in each notice required under Section ~~[17B-4-701]~~
 2695 17C-2-501:

2696 (a) (i) a specific description of the boundaries of the project area or proposed project
 2697 area; or

2698 (ii) (A) a mailing address or telephone number where a person may request that a copy
 2699 of the description be sent at no cost to the person by mail or facsimile transmission; and

2700 (B) if the agency has an Internet website, an Internet address where a person may gain
 2701 access to an electronic, printable copy of the description;

2702 (b) a map of the boundaries of the project area or proposed project area;

2703 (c) an explanation of the purpose of the hearing; and

2704 (d) a statement of the date, time, and location of the hearing.

2705 ~~[(3)]~~ (4) The agency shall include in each notice under Subsection (1)(b)(ii):

2706 (a) a statement that property tax revenues resulting from an increase in valuation of
 2707 property within the project area or proposed project area will be paid to the agency for
 2708 redevelopment~~[, economic development, or education housing development]~~ purposes rather
 2709 than to the taxing entity to which the tax revenues would otherwise have been paid if:

2710 (i) a majority of the taxing entity committee consents to the project area budget; and

2711 (ii) the project area plan provides for the agency to receive tax increment; and

2712 (b) an invitation to the recipient of the notice to submit to the agency comments
 2713 concerning the subject matter of the hearing before the date of the hearing.

2714 ~~[(4)]~~ (5) An agency may include in a notice under Subsection (1) any other information
 2715 the agency considers necessary or advisable, including the public purpose served by the project
 2716 and any future tax benefits expected to result from the project.

2717 Section 78. Section **17C-2-503**, which is renumbered from Section 17B-4-703 is
 2718 renumbered and amended to read:

2719 ~~[17B-4-703].~~ **17C-2-503. Additional requirements for notice of a blight**
 2720 **hearing.**

2721 ~~[(1) The first notice to an assessment owner of property within a proposed~~
 2722 ~~redevelopment project area for a public input hearing, blight hearing, or combined public input~~

2723 and blight hearing under Subsection 17B-4-801(1) shall include the statement required by
2724 Section 17B-4-902.]

2725 [(2)] Each notice under Section [~~17B-4-702~~] 17C-2-502 for a blight hearing shall
2726 include a statement that:

2727 [(a)] (1) a redevelopment project area is being proposed;

2728 [(b)] (2) the proposed redevelopment project area may be declared to have blight;

2729 [(c)] (3) the record owner of property within the proposed project area has the right to
2730 present evidence at the blight hearing contesting the existence of blight;

2731 [(d)] (4) ~~except for a hearing continued under Section 17C-2-402~~, the agency will
2732 notify the [~~assessment~~] record property owners referred to in Subsection [~~17B-4-702~~]

2733 17C-2-502(1)(b)(i) of each additional public hearing held by the agency concerning the
2734 redevelopment project prior to the adoption of the redevelopment project area plan; and

2735 [(e)] (5) persons contesting the existence of blight in the proposed redevelopment
2736 project area may appear before the agency board and show cause why the proposed
2737 redevelopment project area should not be designated as a redevelopment project area.

2738 Section 79. Section **17C-2-504**, which is renumbered from Section 17B-4-704 is
2739 renumbered and amended to read:

2740 [~~17B-4-704~~]. **17C-2-504**. **Additional requirements for notice of a plan**
2741 **hearing.**

2742 Each notice under Section [~~17B-4-702~~] 17C-2-502 of a plan hearing shall include:

2743 (1) a statement that any person objecting to the draft project area plan or contesting the
2744 regularity of any of the proceedings to adopt it may appear before the agency board at the
2745 hearing to show cause why the draft project area plan should not be adopted; and

2746 (2) a statement that the proposed project area plan is available for inspection at the
2747 agency offices.

2748 Section 80. Section **17C-2-505**, which is renumbered from Section 17B-4-502 is
2749 renumbered and amended to read:

2750 [~~17B-4-502~~]. **17C-2-505**. **Additional requirements for notice of a budget**
2751 **hearing.**

2752 [(1)] ~~Each display advertisement published under Subsection 17B-4-501(2)(d) shall~~
2753 ~~appear in a portion of the newspaper other than where legal notices and classified~~

2754 ~~advertisements appear.]~~

2755 ~~[(2)]~~ Each ~~[display advertisement published and]~~ notice ~~[posted]~~ under ~~[Subsection~~
2756 ~~17B-4-501(2)(d)]~~ Section 17C-2-502 of a budget hearing shall contain:

2757 ~~[(a)]~~ (1) the following statement:

2758 ~~["NOTICE OF BUDGET HEARING FOR (NAME OF PROJECT AREA)]~~

2759 "The (name of agency) has requested \$_____ in property tax revenues that will be
2760 generated by development within the (name of project area) to fund a portion of project costs
2761 within the (name of project area). These property tax revenues will be used for the following:
2762 (list major budget categories and amounts). These property taxes will be taxes levied by the
2763 following governmental entities, and, assuming current tax rates, the taxes paid to the agency
2764 for this project area from each taxing entity will be as follows: (list each taxing entity levying
2765 taxes and the amount of total taxes that would be paid from each taxing entity). All of the
2766 property taxes to be paid to the agency for the development in the project area are taxes that
2767 will be generated only if the project area is developed.

2768 All concerned citizens are invited to attend the project area budget hearing scheduled
2769 for (date, time, and place of hearing). A copy of the (name of project area) project area budget
2770 is available at the offices of (name of agency and office address)."; and

2771 ~~[(b)]~~ (2) other information that the agency considers appropriate.

2772 Section 81. Section 17C-3-101 is enacted to read:

2773 **CHAPTER 3. ECONOMIC DEVELOPMENT**

2774 **Part 1. Economic Development Project Area Plan**

2775 **17C-3-101. Resolution authorizing the preparation of a draft project area plan --**

2776 **Request to adopt resolution.**

2777 (1) An agency board may begin the process of adopting an economic development
2778 project area plan by adopting a resolution that authorizes the preparation of a draft project area
2779 plan.

2780 (2) (a) Any person or any group, association, corporation, or other entity may submit a
2781 written request to the board to adopt a resolution under Subsection (1).

2782 (b) A request under Subsection (2)(a) may include plans showing the economic
2783 development proposed for an area within the agency's boundaries.

2784 (c) The board may, in its sole discretion, grant or deny a request under Subsection

2785 (2)(a).

2786 Section 82. Section **17C-3-102** is enacted to read:

2787 **17C-3-102. Process for adopting an economic development project area plan --**

2788 **Prerequisites -- Restrictions.**

2789 (1) In order to adopt an economic development project area plan, after adopting a
2790 resolution under Subsection 17C-3-101(1) the agency shall:

2791 (a) prepare a draft of an economic development project area plan and conduct any
2792 examination, investigation, and negotiation regarding the project area plan that the agency
2793 considers appropriate;

2794 (b) make the draft project area plan available to the public at the agency's offices
2795 during normal business hours;

2796 (c) provide notice of the plan hearing as provided in Part 4, Economic Development
2797 Notice Requirements;

2798 (d) hold a public hearing on the draft project area plan and, at that public hearing:

2799 (i) allow public comment on:

2800 (A) the draft project area plan; and

2801 (B) whether the draft project area plan should be revised, approved, or rejected; and

2802 (ii) receive all written and hear all oral objections to the draft project area plan;

2803 (e) before holding the plan hearing, provide an opportunity for the State Board of
2804 Education and each taxing entity that levies a tax on property within the proposed project area
2805 to consult with the agency regarding the draft project area plan;

2806 (f) after holding the plan hearing, at the same meeting or at a subsequent meeting
2807 consider:

2808 (i) the oral and written objections to the draft project area plan and evidence and
2809 testimony for or against adoption of the draft project area plan; and

2810 (ii) whether to revise, approve, or reject the draft project area plan;

2811 (g) approve the draft project area plan, with or without revisions, as the project area
2812 plan by a resolution that complies with Section 17C-3-105; and

2813 (h) submit the project area plan to the community legislative body for adoption.

2814 (2) An agency may not propose a project area plan under Subsection (1) unless the
2815 community in which the proposed project area is located:

2816 (a) has a planning commission; and
2817 (b) has adopted a general plan under:
2818 (i) if the community is a city or town, Title 10, Chapter 9a, Part 4, General Plan; or
2819 (ii) if the community is a county, Title 17, Chapter 27a, Part 4, General Plan.
2820 (3) An agency board may not approve a project area plan more than one year after the
2821 date of the plan hearing.

2822 (4) (a) Except as provided in Subsection (4)(b), a draft project area plan may not be
2823 modified to add real property to the proposed project area unless the board holds a plan hearing
2824 to consider the addition and gives notice of the plan hearing as required under Part 4,
2825 Economic Development Notice Requirements.

2826 (b) The notice and hearing requirements under Subsection (4)(a) do not apply to a draft
2827 project area plan being modified to add real property to the proposed project area if:

2828 (i) the property is contiguous to the property already included in the proposed project
2829 area under the draft project area plan; and

2830 (ii) the record owner of the property consents to adding the real property to the
2831 proposed project area.

2832 Section 83. Section **17C-3-103** is enacted to read:

2833 **17C-3-103. Project area plan requirements.**

2834 (1) Each economic development project area plan and draft project area plan shall:

2835 (a) describe the boundaries of the project area;

2836 (b) contain a general statement of the land uses, layout of principal streets, population
2837 densities, and building intensities of the project area and how they will be affected by the
2838 economic development;

2839 (c) state the standards that will guide the economic development;

2840 (d) show how the purposes of this title will be attained by the economic development;

2841 (e) be consistent with the general plan of the community in which the project area is
2842 located and show that the economic development will conform to the community's general
2843 plan;

2844 (f) describe how the economic development will create additional jobs;

2845 (g) describe any specific project or projects that are the object of the proposed
2846 economic development;

2847 (h) identify how private developers, if any, will be selected to undertake the economic
2848 development and identify each private developer currently involved in the economic
2849 development process;

2850 (i) state the reasons for the selection of the project area;

2851 (j) describe the physical, social, and economic conditions existing in the project area;

2852 (k) describe any tax incentives offered private entities for facilities located in the
2853 project area;

2854 (l) include an analysis, as provided in Subsection (2), of whether adoption of the
2855 project area plan is beneficial under a benefit analysis;

2856 (m) if any of the existing buildings or uses in the project area are included in or eligible
2857 for inclusion in the National Register of Historic Places or the State Register, state that the
2858 agency shall comply with Subsection 9-8-404(1) as though the agency were a state agency; and

2859 (n) include other information that the agency determines to be necessary or advisable.

2860 (2) Each analysis under Subsection (1)(l) shall consider:

2861 (a) the benefit of any financial assistance or other public subsidy proposed to be
2862 provided by the agency, including:

2863 (i) an evaluation of the reasonableness of the costs of economic development;

2864 (ii) efforts the agency or developer has made or will make to maximize private
2865 investment;

2866 (iii) the rationale for use of tax increment, including an analysis of whether the
2867 proposed development might reasonably be expected to occur in the foreseeable future solely
2868 through private investment; and

2869 (iv) an estimate of the total amount of tax increment that will be expended in
2870 undertaking economic development and the length of time for which it will be expended; and

2871 (b) the anticipated public benefit to be derived from the economic development,
2872 including:

2873 (i) the beneficial influences upon the tax base of the community;

2874 (ii) the associated business and economic activity likely to be stimulated; and

2875 (iii) the number of jobs or employment anticipated to be generated or preserved.

2876 Section 84. Section **17C-3-104** is enacted to read:

2877 **17C-3-104. Existing and historic buildings and uses.**

2878 If any of the existing buildings or uses in a project area are included in or eligible for
2879 inclusion in the National Register of Historic Places or the State Register, the agency shall
2880 comply with Subsection 9-8-404(1) as though the agency were a state agency.

2881 Section 85. Section **17C-3-105** is enacted to read:

2882 **17C-3-105. Board resolution approving project area plan -- Requirements.**

2883 Each board resolution approving a draft economic development project area plan as the
2884 project area plan under Subsection 17C-3-102(1)(g) shall contain:

2885 (1) a legal description of the boundaries of the project area that is the subject of the
2886 project area plan;

2887 (2) the agency's purposes and intent with respect to the project area;

2888 (3) the project area plan incorporated by reference; and

2889 (4) the board findings and determinations that:

2890 (a) there is a need to effectuate a public purpose;

2891 (b) there is a public benefit under the analysis described in Subsection 17C-3-103(2);

2892 (c) it is economically sound and feasible to adopt and carry out the project area plan;

2893 (d) the project area plan conforms to the community's general plan; and

2894 (e) carrying out the project area plan will promote the public peace, health, safety, and
2895 welfare of the community in which the project area is located.

2896 Section 86. Section **17C-3-106** is enacted to read:

2897 **17C-3-106. Plan to be adopted by community legislative body.**

2898 (1) A project area plan approved by board resolution under Subsection
2899 17C-3-102(1)(g) may not take effect until it has been adopted by ordinance of the legislative
2900 body of the community that created the agency and notice under Section 17C-3-107 is
2901 provided.

2902 (2) Each ordinance under Subsection (1) shall:

2903 (a) be adopted by the community legislative body after the board's approval of a
2904 resolution under Subsection 17C-3-102(1)(g); and

2905 (b) designate the approved project area plan as the official economic development plan
2906 of the project area.

2907 Section 87. Section **17C-3-107** is enacted to read:

2908 **17C-3-107. Notice of project area plan adoption -- Effective date of plan --**

2909 **Contesting the formation of the plan.**

2910 (1) (a) Upon the community legislative body's adoption of a project area plan, the
2911 legislative body shall provide notice as provided in Subsection (1)(b) by:

2912 (i) publishing or causing to be published a notice in a newspaper of general circulation
2913 within the agency's boundaries; or

2914 (ii) if there is no newspaper of general circulation within the agency's boundaries,
2915 causing a notice to be posted in at least three public places within the agency's boundaries.

2916 (b) Each notice under Subsection (1)(a) shall:

2917 (i) set forth the community legislative body's ordinance adopting the project area plan
2918 or a summary of the ordinance; and

2919 (ii) include a statement that the project area plan is available for general public
2920 inspection and the hours for inspection.

2921 (2) The project area plan shall become effective on the date of:

2922 (a) if notice was published under Subsection (1)(a), publication of the notice; or

2923 (b) if notice was posted under Subsection (1)(a), posting of the notice.

2924 (3) (a) For a period of 30 days after the effective date of the project area plan under
2925 Subsection (2), any person in interest may contest the project area plan or the procedure used to
2926 adopt the project area plan if the plan or procedure fails to comply with applicable statutory
2927 requirements.

2928 (b) After the 30-day period under Subsection (3)(a) expires, no person may contest the
2929 project area plan or procedure used to adopt the project area plan for any cause.

2930 (4) Upon adoption of the project area plan by the community's legislative body, the
2931 agency may carry out the project area plan.

2932 (5) Each agency shall make the adopted project area plan available to the general
2933 public at its offices during normal business hours.

2934 Section 88. Section **17C-3-108** is enacted to read:

2935 **17C-3-108. Agency required to transmit and record documents after adoption of**
2936 **project area plan.**

2937 Within 30 days after the community legislative body adopts, under Section 17C-3-106,
2938 an economic development project area plan, the agency shall:

2939 (1) record with the recorder of the county in which the project area is located a

2940 document containing:

2941 (a) a description of the land within the project area;

2942 (b) a statement that the project area plan for the project area has been adopted; and

2943 (c) the date of adoption;

2944 (2) transmit a copy of the description of the land within the project area and an accurate

2945 map or plat indicating the boundaries of the project area to the Automated Geographic

2946 Reference Center created under Section 63F-1-506; and

2947 (3) for a project area plan that provides for the payment of tax increment to the agency,

2948 transmit a copy of the description of the land within the project area, a copy of the community

2949 legislative body ordinance adopting the project area plan, and a map or plat indicating the

2950 boundaries of the project area to:

2951 (a) the auditor, recorder, attorney, surveyor, and assessor of each county in which any

2952 part of the project area is located;

2953 (b) the officer or officers performing the function of auditor or assessor for each taxing

2954 entity that does not use the county assessment roll or collect its taxes through the county;

2955 (c) the legislative body or governing board of each taxing entity;

2956 (d) the State Tax Commission; and

2957 (e) the State Board of Education.

2958 Section 89. Section **17C-3-109** is enacted to read:

2959 **17C-3-109. Amending an economic development project area plan.**

2960 (1) An adopted economic development project area plan may be amended as provided
2961 in this section.

2962 (2) If an agency proposes to amend an adopted economic development project area
2963 plan to enlarge the project area:

2964 (a) the requirements under this part that apply to adopting a project area plan apply
2965 equally to the proposed amendment as if it were a proposed project area plan;

2966 (b) the base year taxable value for the new area added to the project area shall be
2967 determined under Subsection 17C-1-102(6)(b) using the date of the taxing entity committee's
2968 consent referred to in Subsection (2)(c); and

2969 (c) the agency shall obtain the consent of the taxing entity committee before the agency
2970 may collect tax increment from the area added to the project area by the amendment.

2971 (3) If a proposed amendment does not propose to enlarge a project area, an agency
2972 board may adopt a resolution approving an amendment to an adopted project area plan after:

2973 (a) the agency gives notice, as provided in Section 17C-3-402, of the proposed
2974 amendment and of the public hearing required by Subsection (3)(b):

2975 (b) the agency board holds a public hearing on the proposed amendment that meets the
2976 requirements of a plan hearing;

2977 (c) the agency obtains the taxing entity committee's consent to the amendment, if the
2978 amendment proposes:

2979 (i) to enlarge the area within the project area from which tax increment is collected; or

2980 (ii) to permit the agency to receive a greater percentage of tax increment or to receive
2981 tax increment for a longer period of time than allowed under the adopted project area plan; and

2982 (d) the agency obtains the consent of the legislative body or governing board of each
2983 taxing entity affected, if the amendment proposes to permit the agency to receive, from less
2984 than all taxing entities, a greater percentage of tax increment or to receive tax increment for a
2985 longer period of time, or both, than allowed under the adopted project area plan.

2986 (4) (a) An adopted project area plan may be amended without complying with the
2987 notice and public hearing requirements of Subsections (2)(a) and (3)(a) and (b) and without
2988 obtaining taxing entity committee approval under Subsection (3)(c) if the amendment:

2989 (i) makes a minor adjustment in the legal description of a project area boundary
2990 requested by a county assessor or county auditor to avoid inconsistent property boundary lines;

2991 or

2992 (ii) subject to Subsection (4)(b), removes a parcel of real property from a project area
2993 because the agency determines that inclusion of the parcel is no longer necessary or desirable to
2994 the project area.

2995 (b) An amendment removing a parcel of real property from a project area under
2996 Subsection (4)(a) may not be made without the consent of the record property owner of the
2997 parcel being removed.

2998 (5) (a) An amendment approved by board resolution under this section may not take
2999 effect until adopted by ordinance of the legislative body of the community in which the project
3000 area that is the subject of the project area plan being amended is located.

3001 (b) Upon a community legislative body passing an ordinance adopting an amendment

3002 to a project area plan, the agency whose project area plan was amended shall comply with the
3003 requirements of Section 17C-3-108 to the same extent as if the amendment were a project area
3004 plan.

3005 Section 90. Section **17C-3-201** is enacted to read:

3006 **Part 2. Economic Development Project Area Budget**

3007 **17C-3-201. Project area budget -- Requirements for adopting -- Contesting the**
3008 **budget or procedure -- Time limit.**

3009 (1) If an agency anticipates funding all or a portion of a post-June 30, 1993 economic
3010 development project area plan with tax increment, the agency shall, subject to Section
3011 17C-3-202, adopt a project area budget as provided in this part.

3012 (2) To adopt an economic development project area budget, the agency shall:

3013 (a) prepare a draft of an economic development project area budget;

3014 (b) make a copy of the draft project area budget available to the public at the agency's
3015 offices during normal business hours;

3016 (c) provide notice of the budget hearing as required by Part 4, Economic Development
3017 Notice Requirements;

3018 (d) hold a public hearing on the draft project area budget and, at that public hearing,
3019 allow public comment on:

3020 (i) the draft project area budget; and

3021 (ii) whether the draft project area budget should be revised, adopted, or rejected;

3022 (e) (i) if required under Subsection 17C-3-203(1), obtain the approval of the taxing
3023 entity committee on the draft project area budget or a revised version of the draft project area
3024 budget; or

3025 (ii) if applicable, comply with the requirements of Subsection 17C-3-203(2); and

3026 (f) after the budget hearing, hold a board meeting in the same meeting as the public
3027 hearing or in a subsequent meeting to:

3028 (i) consider comments made and information presented at the public hearing relating to
3029 the draft project area budget; and

3030 (ii) adopt by resolution the draft project area budget, with any revisions, as the project
3031 area budget.

3032 (3) (a) For a period of 30 days after the agency's adoption of the project area budget

3033 under Subsection (2)(f), any person in interest may contest the project area budget or the
3034 procedure used to adopt the project area budget if the budget or procedure fails to comply with
3035 applicable statutory requirements.

3036 (b) After the 30-day period under Subsection (3)(a) expires, no person may contest the
3037 project area budget or procedure used to adopt the project area budget for any cause.

3038 Section 91. Section **17C-3-202** is enacted to read:

3039 **17C-3-202. Part of tax increment funds to be used for housing -- Waiver of**
3040 **requirement.**

3041 (1) (a) Except as provided in Subsection (1)(b), each economic development project
3042 area budget adopted on or after May 1, 2000 that provides for more than \$100,000 of annual
3043 tax increment to be paid to the agency shall allocate at least 20% of the tax increment for
3044 housing as provided in Section 17C-1-412.

3045 (b) The 20% requirement of Subsection (1)(a) may be waived:

3046 (i) in part or whole by the mutual consent of the loan fund board and the taxing entity
3047 committee if they determine that 20% of tax increment is more than is needed to address the
3048 community's need for income targeted housing; or

3049 (ii) in fifth and sixth class counties, by the taxing entity committee for economic
3050 development project area budgets adopted on or after May 1, 2002, if the economic
3051 development project area consists of an area without housing units.

3052 (2) An economic development project area budget not required under Subsection (1)(a)
3053 to allocate tax increment for housing may allocate 20% of tax increment payable to the agency
3054 over the life of the project area for housing as provided in Section 17C-1-412 if the project area
3055 budget is under a project area plan that is adopted on or after July 1, 1998.

3056 Section 92. Section **17C-3-203** is enacted to read:

3057 **17C-3-203. Consent of taxing entity committee.**

3058 (1) (a) Except as provided in Subsection (1)(b) and subject to Subsection (2), each
3059 agency shall obtain the consent of the taxing entity committee for each economic development
3060 project area budget under a post-June 30, 1993 economic development project area plan before
3061 the agency may collect any tax increment from the project area.

3062 (b) For an economic development project area budget adopted from July 1, 1998
3063 through May 1, 2000 that allocates 20% or more of the tax increment for housing as provided

3064 in Section 17C-1-412, an agency:

3065 (i) need not obtain the consent of the taxing entity committee for the project area

3066 budget; and

3067 (ii) may not collect any tax increment from all or part of the project area until after:

3068 (A) the loan fund board has certified the project area budget as complying with the

3069 requirements of Section 17C-1-412; and

3070 (B) the agency board has approved and adopted the project area budget by a two-thirds

3071 vote.

3072 (2) (a) Before a taxing entity committee may consent to a project area budget adopted

3073 on or after May 1, 2000 that is required under Subsection 17C-3-202(1)(a) to allocate 20% of

3074 tax increment for housing, the agency shall:

3075 (i) adopt a housing plan showing the uses for the housing funds; and

3076 (ii) provide a copy of the housing plan to the taxing entity committee and the loan fund

3077 board.

3078 (b) If an agency amends a housing plan prepared under Subsection (2)(a), the agency

3079 shall provide a copy of the amendment to the taxing entity committee and the loan fund board.

3080 Section 93. Section **17C-3-204** is enacted to read:

3081 **17C-3-204. Filing a copy of the economic development project area budget.**

3082 Each agency adopting an economic development project area budget shall:

3083 (1) within 30 days after adopting the project area budget, file a copy of the project area

3084 budget with the auditor of the county in which the project area is located, the State Tax

3085 Commission, the state auditor, the State Board of Education, and each taxing entity affected by

3086 the agency's collection of tax increment under the project area budget; and

3087 (2) if the project area budget allocates tax increment for housing under Section

3088 17C-1-412, file a copy of the project area budget with the loan fund board.

3089 Section 94. Section **17C-3-205** is enacted to read:

3090 **17C-3-205. Amending a project area budget.**

3091 (1) An agency may by resolution amend an economic development project area budget

3092 as provided in this section.

3093 (2) To amend an adopted economic development project area budget, the agency shall:

3094 (a) advertise and hold one public hearing on the proposed amendment as provided in

3095 Subsection (3):

3096 (b) obtain the approval of the taxing entity committee if the agency was required under
3097 Section 17C-3-203 to obtain the consent of the taxing entity committee for the project area
3098 budget as originally adopted; and

3099 (c) adopt a resolution amending the project area budget.

3100 (3) The public hearing required under Subsection (2)(a) shall be conducted according
3101 to the procedures and requirements of Section 17C-3-201, except that if the amended project
3102 area budget proposes that the agency be paid a greater proportion of tax increment from a
3103 project area than was to be paid under the previous project area budget, the notice shall state
3104 the percentage paid under the previous project area budget and the percentage proposed under
3105 the amended project area budget.

3106 (4) If a proposed amendment is not adopted, the agency shall continue to operate under
3107 the previously adopted economic development project area budget without the proposed
3108 amendment.

3109 Section 95. Section **17C-3-301** is enacted to read:

3110 **Part 3. Economic Development Hearings**

3111 **17C-3-301. Combining hearings.**

3112 A board may combine a plan hearing with a budget hearing.

3113 Section 96. Section **17C-3-302** is enacted to read:

3114 **17C-3-302. Continuing a hearing.**

3115 Subject to Section 17C-3-303, the board may continue from time to time a:

3116 (1) plan hearing;

3117 (2) budget hearing; or

3118 (3) combined plan hearing and budget hearing under Section 17C-3-301.

3119 Section 97. Section **17C-3-303** is enacted to read:

3120 **17C-3-303. Notice required for continued hearing.**

3121 The board shall give notice of a hearing continued under Section 17C-3-302 by
3122 announcing at the hearing:

3123 (1) the date, time, and place the hearing will be resumed; or

3124 (2) that it is being continued to a later time and causing a notice of the continued
3125 hearing to be:

3126 (a) published once in a newspaper of general circulation within the agency boundaries
3127 at least seven days before the hearing is scheduled to resume; or

3128 (b) if there is no newspaper of general circulation, posted in at least three conspicuous
3129 places within the boundaries of the agency in which the project area or proposed project area is
3130 located.

3131 Section 98. Section **17C-3-401** is enacted to read:

3132 **Part 4. Economic Development Notice Requirements**

3133 **17C-3-401. Agency to provide notice of hearings.**

3134 (1) Each agency shall provide notice, as provided in this part, of each:

3135 (a) plan hearing; and

3136 (b) budget hearing.

3137 (2) The notice required under Subsection (1) for a plan hearing may be combined with
3138 the notice required for a budget hearing if those two hearings are combined under Section
3139 17C-3-301.

3140 Section 99. Section **17C-3-402** is enacted to read:

3141 **17C-3-402. Requirements for notice provided by agency.**

3142 (1) The notice required by Section 17C-3-401 shall be given by:

3143 (a) (i) publishing one notice, excluding the map referred to in Subsection (3)(b), in a
3144 newspaper of general circulation within the county in which the project area or proposed
3145 project area is located, at least 14 days before the hearing; or

3146 (ii) if there is no newspaper of general circulation, posting notice in at least three
3147 conspicuous places within the county in which the project area or proposed project area is
3148 located; and

3149 (b) at least 30 days before the hearing, mailing notice to:

3150 (i) each record owner of property located within the project area or proposed project
3151 area;

3152 (ii) the State Tax Commission;

3153 (iii) the assessor and auditor of the county in which the project area or proposed project
3154 area is located; and

3155 (iv) (A) each member of the taxing entity committee; or

3156 (B) if a taxing entity committee has not yet been formed, the State Board of Education

3157 and the legislative body or governing board of each taxing entity.

3158 (2) The mailing of notice to record property owners required under Subsection (1)(b)(i)
3159 shall be conclusively considered to have been properly completed if:

3160 (a) the agency mails the notice to the property owners as shown in the records,
3161 including an electronic database, of the county recorder's office and at the addresses shown in
3162 those records; and

3163 (b) the county recorder's office records used by the agency in identifying owners to
3164 whom the notice is mailed and their addresses were obtained or accessed from the county
3165 recorder's office no earlier than 30 days before the mailing.

3166 (3) The agency shall include in each notice required under Section 17C-3-401:

3167 (a) (i) a specific description of the boundaries of the economic development project
3168 area or proposed project area; or

3169 (ii) (A) a mailing address or telephone number where a person may request that a copy
3170 of the description be sent at no cost to the person by mail or facsimile transmission; and

3171 (B) if the agency has an Internet website, an Internet address where a person may gain
3172 access to an electronic, printable copy of the description;

3173 (b) a map of the boundaries of the project area or proposed project area;

3174 (c) an explanation of the purpose of the hearing; and

3175 (d) a statement of the date, time, and location of the hearing.

3176 (4) The agency shall include in each notice under Subsections (1)(b)(ii), (iii), and (iv):

3177 (a) a statement that property tax revenues resulting from an increase in valuation of
3178 property within the economic development project area or proposed project area will be paid to
3179 the agency for economic development purposes rather than to the taxing entity to which the tax
3180 revenues would otherwise have been paid if:

3181 (i) a majority of the taxing entity committee consents to the project area budget; and

3182 (ii) the project area plan provides for the agency to receive tax increment; and

3183 (b) an invitation to the recipient of the notice to submit to the agency comments
3184 concerning the subject matter of the hearing before the date of the hearing.

3185 (5) An agency may include in a notice under Subsection (1) any other information the
3186 agency considers necessary or advisable, including the public purpose served by the project and
3187 any future tax benefits expected to result from the project.

3188 Section 100. Section **17C-3-403** is enacted to read:

3189 **17C-3-403. Additional requirements for notice of a plan hearing.**

3190 Each notice under Section 17C-3-402 of a plan hearing shall include:

3191 (1) a statement that any person objecting to the draft project area plan or contesting the
3192 regularity of any of the proceedings to adopt it may appear before the agency board at the
3193 hearing to show cause why the draft project area plan should not be adopted; and

3194 (2) a statement that the proposed economic development project area plan is available
3195 for inspection at the agency offices.

3196 Section 101. Section **17C-3-404** is enacted to read:

3197 **17C-3-404. Additional requirements for notice of a budget hearing.**

3198 Each notice under Subsection 17C-3-201(2)(c) of a budget hearing shall contain:

3199 (1) the following statement:

3200 "The (name of agency) has requested \$ _____ in property tax revenues that will be
3201 generated by development within the (name of project area) to fund a portion of project costs
3202 within the (name of project area). These property tax revenues will be used for the following:
3203 (list major budget categories and amounts). These property taxes will be taxes levied by the
3204 following governmental entities, and, assuming current tax rates, the taxes paid to the agency
3205 for this project area from each taxing entity will be as follows: (list each taxing entity levying
3206 taxes and the amount of total taxes that would be paid from each taxing entity). All of the
3207 property taxes to be paid to the agency for the economic development in the project area are
3208 taxes that will be generated only if the project area is developed.

3209 All concerned citizens are invited to attend the project area budget hearing scheduled
3210 for (date, time, and place of hearing). A copy of the (name of project area) project area budget
3211 is available at the offices of (name of agency and office address)."; and

3212 (2) other information that the agency considers appropriate.

3213 Section 102. Section **17C-4-101** is enacted to read:

3214 **CHAPTER 4. COMMUNITY DEVELOPMENT**

3215 **Part 1. Community Development Project Area Plan**

3216 **17C-4-101. Resolution authorizing the preparation of a community development**
3217 **draft project area plan -- Request to adopt resolution.**

3218 (1) An agency board may begin the process of adopting a community development

3219 project area plan by adopting a resolution that authorizes the preparation of a draft community
3220 development project area plan.

3221 (2) (a) Any person or any group, association, corporation, or other entity may submit a
3222 written request to the board to adopt a resolution under Subsection (1).

3223 (b) A request under Subsection (2)(a) may include plans showing the community
3224 development proposed for an area within the agency's boundaries.

3225 (c) The board may, in its sole discretion, grant or deny a request under Subsection
3226 (2)(a).

3227 Section 103. Section **17C-4-102** is enacted to read:

3228 **17C-4-102. Process for adopting project area plan -- Prerequisites -- Restrictions.**

3229 (1) In order to adopt a community development project area plan, after adopting a
3230 resolution under Subsection 17C-4-101(1) the agency shall:

3231 (a) prepare a draft of a community development project area plan and conduct any
3232 examination, investigation, and negotiation regarding the project area plan that the agency
3233 considers appropriate;

3234 (b) make the draft project area plan available to the public at the agency's offices
3235 during normal business hours;

3236 (c) provide notice of the plan hearing as provided in Section 17C-4-402;

3237 (d) hold a public hearing on the draft project area plan and, at that public hearing:

3238 (i) allow public comment on:

3239 (A) the draft project area plan; and

3240 (B) whether the draft project area plan should be revised, approved, or rejected; and

3241 (ii) receive all written and hear all oral objections to the draft project area plan;

3242 (e) after holding the plan hearing, at the same meeting or at one or more subsequent
3243 meetings consider:

3244 (i) the oral and written objections to the draft project area plan and evidence and
3245 testimony for or against adoption of the draft project area plan; and

3246 (ii) whether to revise, approve, or reject the draft project area plan;

3247 (f) approve the draft project area plan, with or without revisions, as the project area
3248 plan by a resolution that complies with Section 17C-4-104; and

3249 (g) submit the project area plan to the community legislative body for adoption.

3250 (2) An agency may not propose a community development project area plan under
3251 Subsection (1) unless the community in which the proposed project area is located:
3252 (a) has a planning commission; and
3253 (b) has adopted a general plan under:
3254 (i) if the community is a city or town, Title 10, Chapter 9a, Part 4, General Plan; or
3255 (ii) if the community is a county, Title 17, Chapter 27a, Part 4, General Plan.
3256 (3) (a) Except as provided in Subsection (3)(b), a draft project area plan may not be
3257 modified to add real property to the proposed project area unless the board holds a plan hearing
3258 to consider the addition and gives notice of the plan hearing as required under Section
3259 17C-4-402.
3260 (b) The notice and hearing requirements under Subsection (3)(a) do not apply to a draft
3261 project area plan being modified to add real property to the proposed project area if:
3262 (i) the property is contiguous to the property already included in the proposed project
3263 area under the draft project area plan; and
3264 (ii) the record owner of the property consents to adding the real property to the
3265 proposed project area.
3266 Section 104. Section **17C-4-103** is enacted to read:
3267 **17C-4-103. Community development project area plan requirements.**
3268 Each community development project area plan and draft project area plan shall:
3269 (1) describe the boundaries of the project area;
3270 (2) contain a general statement of the land uses, layout of principal streets, population
3271 densities, and building intensities of the project area and how they will be affected by the
3272 community development;
3273 (3) state the standards that will guide the community development;
3274 (4) show how the purposes of this title will be attained by the community development;
3275 (5) be consistent with the general plan of the community in which the project area is
3276 located and show that the community development will conform to the community's general
3277 plan;
3278 (6) describe any specific project or projects that are the object of the proposed
3279 community development;
3280 (7) identify how private developers, if any, will be selected to undertake the

3281 community development and identify each private developer currently involved in the
3282 community development process;

3283 (8) state the reasons for the selection of the project area;

3284 (9) describe the physical, social, and economic conditions existing in the project area;

3285 (10) describe any tax incentives offered private entities for facilities located in the
3286 project area;

3287 (11) include an analysis or description of the anticipated public benefit to be derived
3288 from the community development, including:

3289 (a) the beneficial influences upon the tax base of the community; and

3290 (b) the associated business and economic activity likely to be stimulated; and

3291 (12) include other information that the agency determines to be necessary or advisable.

3292 Section 105. Section **17C-4-104** is enacted to read:

3293 **17C-4-104. Board resolution approving project area plan -- Requirements.**

3294 Each board resolution approving a draft community development project area plan as
3295 the project area plan under Subsection 17C-4-102(1)(f) shall contain:

3296 (1) a legal description of the boundaries of the project area that is the subject of the
3297 project area plan;

3298 (2) the agency's purposes and intent with respect to the project area;

3299 (3) the project area plan incorporated by reference; and

3300 (4) the board findings and determinations that adoption of the community development
3301 project area plan will:

3302 (a) satisfy a public purpose;

3303 (b) provide a public benefit as shown by the analysis described in Subsection
3304 17C-4-103(11);

3305 (c) be economically sound and feasible;

3306 (d) conform to the community's general plan; and

3307 (e) promote the public peace, health, safety, and welfare of the community in which the
3308 project area is located.

3309 Section 106. Section **17C-4-105** is enacted to read:

3310 **17C-4-105. Plan to be adopted by community legislative body.**

3311 (1) A community development project area plan approved by board resolution under

3312 Section 17C-4-104 may not take effect until it has been adopted by ordinance of the legislative
3313 body of the community that created the agency and notice under Section 17C-4-106 is
3314 provided.

3315 (2) Each ordinance under Subsection (1) shall:

3316 (a) be adopted by the community legislative body after the board's approval of a
3317 resolution under Section 17C-4-104; and

3318 (b) designate the approved project area plan as the official community development
3319 plan of the project area.

3320 Section 107. Section **17C-4-106** is enacted to read:

3321 **17C-4-106. Notice of project area plan adoption -- Effective date of plan --**

3322 **Contesting the formation of the plan.**

3323 (1) (a) Upon the community legislative body's adoption of a community development
3324 project area plan, the legislative body shall provide notice as provided in Subsection (1)(b) by:

3325 (i) publishing or causing to be published a notice in a newspaper of general circulation
3326 within the agency's boundaries; or

3327 (ii) if there is no newspaper of general circulation within the agency's boundaries,
3328 causing a notice to be posted in at least three public places within the agency's boundaries.

3329 (b) Each notice under Subsection (1)(a) shall:

3330 (i) set forth the community legislative body's ordinance adopting the community
3331 development project area plan or a summary of the ordinance; and

3332 (ii) include a statement that the project area plan is available for general public
3333 inspection and the hours for inspection.

3334 (2) The project area plan shall become effective on the date of:

3335 (a) if notice was published under Subsection (1)(a), publication of the notice; or

3336 (b) if notice was posted under Subsection (1)(a), posting of the notice.

3337 (3) (a) For a period of 30 days after the effective date of the project area plan under

3338 Subsection (2), any person in interest may contest the project area plan or the procedure used to

3339 adopt the project area plan if the plan or procedure fails to comply with applicable statutory
3340 requirements.

3341 (b) After the 30-day period under Subsection (3)(a) expires, no person may contest the

3342 project area plan or procedure used to adopt the project area plan for any cause.

3343 (4) Upon adoption of the community development project area plan by the
3344 community's legislative body, the agency may carry out the project area plan.

3345 (5) Each agency shall make the adopted project area plan available to the general
3346 public at its offices during normal business hours.

3347 Section 108. Section **17C-4-107** is enacted to read:

3348 **17C-4-107. Agency required to transmit and record documents after adoption of**
3349 **project area plan.**

3350 Within 30 days after the community legislative body adopts, under Section 17C-4-105,
3351 a community development project area plan, the agency shall:

3352 (1) record with the recorder of the county in which the project area is located a
3353 document containing:

3354 (a) a description of the land within the project area;

3355 (b) a statement that the project area plan for the project area has been adopted; and

3356 (c) the date of adoption;

3357 (2) transmit a copy of the description of the land within the project area and an accurate
3358 map or plat indicating the boundaries of the project area to the Automated Geographic
3359 Reference Center created under Section 63F-1-506; and

3360 (3) for a project area plan that provides for the payment of tax increment to the agency,
3361 transmit a copy of the description of the land within the project area, a copy of the community
3362 legislative body ordinance adopting the project area plan, and a map or plat indicating the
3363 boundaries of the project area to:

3364 (a) the auditor, recorder, attorney, surveyor, and assessor of each county in which any
3365 part of the project area is located;

3366 (b) the officer or officers performing the function of auditor or assessor for each taxing
3367 entity that does not use the county assessment roll or collect its taxes through the county;

3368 (c) the legislative body or governing board of each taxing entity;

3369 (d) the State Tax Commission; and

3370 (e) the State Board of Education.

3371 Section 109. Section **17C-4-108** is enacted to read:

3372 **17C-4-108. Amending a community development project area plan.**

3373 (1) Except as provided in Subsection (2), the requirements under this part that apply to

3374 adopting a community development project area plan apply equally to a proposed amendment
3375 of a community development project area plan as though the amendment were a proposed
3376 project area plan.

3377 (2) (a) Notwithstanding Subsection (1), an adopted project area plan may be amended
3378 without complying with the notice and public hearing requirements of this part if the proposed
3379 amendment:

3380 (i) makes a minor adjustment in the legal description of a project area boundary
3381 requested by a county assessor or county auditor to avoid inconsistent property boundary lines;
3382 or

3383 (ii) subject to Subsection (2)(b), removes a parcel of real property from a project area
3384 because the agency determines that inclusion of the parcel is no longer necessary or desirable to
3385 the project area.

3386 (b) An amendment removing a parcel of real property from a community development
3387 project area under Subsection (2)(a)(ii) may not be made without the consent of the record
3388 property owner of the parcel being removed.

3389 (3) (a) An amendment approved by board resolution under this section may not take
3390 effect until adopted by ordinance of the legislative body of the community in which the project
3391 area that is the subject of the project area plan being amended is located.

3392 (b) Upon a community legislative body passing an ordinance adopting an amendment
3393 to a community development project area plan, the agency whose project area plan was
3394 amended shall comply with the requirements of Sections 17C-4-106 and 17C-4-107 to the
3395 same extent as if the amendment were a project area plan.

3396 Section 110. Section **17C-4-201** is enacted to read:

3397 **Part 2. Funds for Community Development Project from Other Entities**

3398 **17C-4-201. Consent of a taxing entity or public agency to an agency receiving tax**
3399 **increment or sales tax funds.**

3400 (1) An agency may negotiate with a taxing entity and public agency for the taxing
3401 entity's or public agency's consent to the agency receiving the entity's or public agency's tax
3402 increment or sales tax revenues, or both, for the purpose of providing funds to carry out a
3403 proposed or adopted community development project area plan.

3404 (2) The consent of a taxing entity or public agency under Subsection (1) may be

3405 expressed in:

3406 (a) a resolution adopted by the taxing entity or public agency; or

3407 (b) an interlocal agreement, under Title 11, Chapter 13, Interlocal Cooperation Act,
3408 between the taxing entity or public agency and the agency.

3409 (3) A school district may consent to an agency receiving tax increment from the school
3410 district's basic levy only to the extent that the school district also consents to the agency
3411 receiving tax increment from the school district's local levy.

3412 (4) (a) A resolution or interlocal agreement under this section may be amended from
3413 time to time.

3414 (b) Each amendment of a resolution or interlocal agreement shall be subject to and
3415 receive the benefits of the provisions of this part to the same extent as if the amendment were
3416 an original resolution or interlocal agreement.

3417 (5) A taxing entity's or public agency's consent to an agency receiving funds under this
3418 section is not subject to the requirements of Section 10-8-2.

3419 Section 111. Section **17C-4-202** is enacted to read:

3420 **17C-4-202. Resolution or interlocal agreement to provide funds for the project**
3421 **area plan -- Notice -- Effective date of resolution or interlocal agreement -- Time to**
3422 **contest resolution or interlocal agreement -- Availability of resolution or interlocal**
3423 **agreement.**

3424 (1) The approval and adoption of each resolution or interlocal agreement under
3425 Subsection 17C-4-201(2) shall be in an open and public meeting.

3426 (2) (a) Upon the adoption of a resolution or interlocal agreement under Section
3427 17C-4-201, the agency shall provide notice as provided in Subsection (2)(b) by:

3428 (i) publishing or causing to be published a notice in a newspaper of general circulation
3429 within the agency's boundaries; or

3430 (ii) if there is no newspaper of general circulation within the agency's boundaries,
3431 causing a notice to be posted in at least three public places within the agency's boundaries.

3432 (b) Each notice under Subsection (2)(a) shall:

3433 (i) set forth a summary of the resolution or interlocal agreement; and

3434 (ii) include a statement that the resolution or interlocal agreement is available for
3435 general public inspection and the hours of inspection.

3436 (3) The resolution or interlocal agreement shall become effective on the date of:

3437 (a) if notice was published under Subsection (2)(a), publication of the notice; or

3438 (b) if notice was posted under Subsection (2)(a), posting of the notice.

3439 (4) (a) For a period of 30 days after the effective date of the resolution or interlocal

3440 agreement under Subsection (3), any person in interest may contest the resolution or interlocal

3441 agreement or the procedure used to adopt the resolution or interlocal agreement if the

3442 resolution or interlocal agreement or procedure fails to comply with applicable statutory

3443 requirements.

3444 (b) After the 30-day period under Subsection (4)(a) expires, no person may contest the

3445 interlocal agreement for any cause.

3446 (5) Each agency that is to receive funds under a resolution or interlocal agreement

3447 under Section 17C-4-201 and each taxing entity or public agency that approves a resolution or

3448 enters into an interlocal agreement under Section 17C-4-201 shall make the resolution or

3449 interlocal agreement, as the case may be, available at its offices to the general public for

3450 inspection and copying during normal business hours.

3451 Section 112. Section **17C-4-203** is enacted to read:

3452 **17C-4-203. Requirement to file a copy of the resolution or interlocal agreement --**

3453 **County payment of tax increment to the agency.**

3454 (1) Each agency that is to receive funds under a resolution or interlocal agreement

3455 under Section 17C-4-201 shall, within 30 days after the effective date of the resolution or

3456 interlocal agreement, file a copy of it with:

3457 (a) the State Tax Commission, the State Board of Education, and the state auditor; and

3458 (b) the auditor of the county in which the project area is located, if the resolution or

3459 interlocal agreement provides for the agency to receive tax increment from the taxing entity or

3460 public agency that adopted the resolution or entered into the interlocal agreement.

3461 (2) Each county that collects property tax on property within a community

3462 development project area shall, in the manner and at the time provided in Section 59-2-1365,

3463 pay and distribute to the agency the tax increment that the agency is entitled to receive under a

3464 resolution approved or an interlocal agreement adopted under Section 17C-4-201.

3465 Section 113. Section **17C-4-204** is enacted to read:

3466 **17C-4-204. Adoption of a budget for a community development project area plan**

3467 -- Amendment.

3468 (1) An agency may prepare and, by resolution adopted at a regular or special meeting
3469 of the agency board, adopt a budget setting forth:

3470 (a) the anticipated costs, including administrative costs, of implementing the
3471 community development project area plan; and

3472 (b) the tax increment, sales tax, and other revenue the agency anticipates receiving to
3473 fund the project.

3474 (2) An agency may, by resolution adopted at a regular or special meeting of the agency
3475 board, amend a budget adopted under Subsection (1).

3476 (3) Each resolution to adopt or amend a budget under this section shall appear as an
3477 item on the agenda for the regular or special agency board meeting at which the resolution is
3478 adopted. No other notice is required.

3479 Section 114. Section **17C-4-301** is enacted to read:

3480 **Part 3. Community Development Hearings**

3481 **17C-4-301. Continuing a plan hearing.**

3482 Subject to Section 17C-4-302, a board may continue a plan hearing from time to time.

3483 Section 115. Section **17C-4-302** is enacted to read:

3484 **17C-4-302. Notice required for continued hearing.**

3485 The board shall give notice of a hearing continued under Section 17C-4-301 by
3486 announcing at the hearing:

3487 (1) the date, time, and place the hearing will be resumed; or

3488 (2) that it is being continued to a later time and causing a notice of the continued
3489 hearing to be:

3490 (a) published once in a newspaper of general circulation within the agency boundaries
3491 at least seven days before the hearing is scheduled to resume; or

3492 (b) if there is no newspaper of general circulation, posted in at least three conspicuous
3493 places within the boundaries of the agency in which the project area or proposed project area is
3494 located.

3495 Section 116. Section **17C-4-401** is enacted to read:

3496 **Part 4. Community Development Notice Requirements**

3497 **17C-4-401. Agency required to provide notice of plan hearing.**

3498 Each agency shall provide notice of each plan hearing as provided in Section
3499 17C-4-402.

3500 Section 117. Section **17C-4-402** is enacted to read:

3501 **17C-4-402. Requirements for notice provided by agency.**

3502 (1) The notice required by Section 17C-4-401 shall be given by:

3503 (a) (i) publishing one notice, excluding the map referred to in Subsection (2)(b), in a
3504 newspaper of general circulation within the county in which the project area or proposed
3505 project area is located, at least 14 days before the hearing; or

3506 (ii) if there is no newspaper of general circulation, posting notice, at least 14 days
3507 before the hearing, in at least three conspicuous places within the county in which the project
3508 area or proposed project area is located; and

3509 (b) at least 30 days before the hearing, mailing notice to:

3510 (i) each record owner of property located within the project area or proposed project
3511 area;

3512 (ii) the State Tax Commission;

3513 (iii) the assessor and auditor of the county in which the project area or proposed project
3514 area is located; and

3515 (iv) the State Board of Education and the legislative body or governing board of each
3516 taxing entity.

3517 (2) The mailing of the notice to record property owners required under Subsection

3518 (1)(b)(i) shall be conclusively considered to have been properly completed if:

3519 (a) the agency mails the notice to the property owners as shown in the records,
3520 including an electronic database, of the county recorder's office and at the addresses shown in
3521 those records; and

3522 (b) the county recorder's office records used by the agency in identifying owners to
3523 whom the notice is mailed and their addresses were obtained or accessed from the county
3524 recorder's office no earlier than 30 days before the mailing.

3525 (3) The agency shall include in each notice required under Section 17C-4-401:

3526 (a) (i) a specific description of the boundaries of the project area or proposed project
3527 area; or

3528 (ii) (A) a mailing address or telephone number where a person may request that a copy

3529 of the description be sent at no cost to the person by mail or facsimile transmission; and

3530 (B) if the agency has an Internet website, an Internet address where a person may gain

3531 access to an electronic, printable copy of the description;

3532 (b) a map of the boundaries of the project area or proposed project area;

3533 (c) an explanation of the purpose of the hearing;

3534 (d) a statement of the date, time, and location of the hearing;

3535 (e) an invitation to the recipient of the notice to submit to the agency comments

3536 concerning the subject matter of the hearing before the date of the hearing;

3537 (f) a statement that any person objecting to the draft project area plan or contesting the

3538 regularity of any of the proceedings to adopt it may appear before the agency board at the

3539 hearing to show cause why the draft project area plan should not be adopted; and

3540 (g) a statement that the proposed project area plan is available for inspection at the

3541 agency offices.

3542 (4) An agency may include in a notice under Subsection (1) any other information the

3543 agency considers necessary or advisable, including the public purpose served by the project and

3544 any future tax benefits expected to result from the project.

3545 Section 118. Section **59-2-906.1** is amended to read:

3546 **59-2-906.1. Property Tax Valuation Agency Fund -- Creation -- Statewide levy --**

3547 **Additional county levy permitted.**

3548 (1) (a) There is created the Property Tax Valuation Agency Fund, to be funded by a

3549 multicounty assessing and collecting levy not to exceed .0002 as provided in Subsection (2).

3550 (b) The multicounty assessing and collecting levy under Subsection (1)(a) shall be

3551 imposed annually by each county in the state.

3552 (c) The purpose of the multicounty assessing and collecting levy created under

3553 Subsection (1)(a) and the disbursement formulas established in Section 59-2-906.2 is to

3554 promote the:

3555 (i) accurate valuation of property;

3556 (ii) establishment and maintenance of uniform assessment levels within and among

3557 counties; and

3558 (iii) efficient administration of the property tax system, including the costs of

3559 assessment, collection, and distribution of property taxes.

3560 (d) Income derived from the investment of money in the fund created in this
3561 Subsection (1) shall be deposited in and become part of the fund.

3562 (2) (a) Subject to Subsection (2)(b), in order to fund the Property Tax Valuation
3563 Agency Fund, the Legislature shall authorize the amount of the multicounty assessing and
3564 collecting levy.

3565 (b) The multicounty assessing and collecting levy may not exceed the certified revenue
3566 levy as defined in Section 59-2-102, unless:

3567 (i) the Legislature authorizes a multicounty assessing and collecting levy that exceeds
3568 the certified revenue levy; and

3569 (ii) the state complies with the notice requirements of Section 59-2-926.

3570 (3) (a) The multicounty assessing and collecting levy authorized by the Legislature
3571 under Subsection (2) shall be separately stated on the tax notice as a multicounty assessing and
3572 collecting levy.

3573 (b) The multicounty assessing and collecting levy authorized by the Legislature under
3574 Subsection (2) is:

3575 (i) exempt from the [~~redevelopment~~] provisions of Sections [~~17B-4-1003 and~~
3576 ~~17B-4-1004~~] 17C-1-403 and 17C-1-404;

3577 (ii) in addition to and exempt from the maximum levies allowable under Section
3578 59-2-908; and

3579 (iii) exempt from the notice requirements of Sections 59-2-918 and 59-2-919.

3580 (c) (i) Each county shall transmit quarterly to the state treasurer the portion of the .0002
3581 multicounty assessing and collecting levy which is above the amount to which that county is
3582 entitled to under Section 59-2-906.2.

3583 (ii) The revenue transmitted under Subsection (3)(c)(i) shall be transmitted no later
3584 than the tenth day of the month following the end of the quarter in which the revenue is
3585 collected.

3586 (iii) If revenue transmitted under Subsection (3)(c)(i) is transmitted after the tenth day
3587 of the month following the end of the quarter in which the revenue is collected, the county shall
3588 pay an interest penalty at the rate of 10% each year until the revenue is transmitted.

3589 (d) The state treasurer shall deposit in the Property Tax Valuation Agency Fund the:

3590 (i) revenue from the multicounty assessing and collecting levy;

- 3591 (ii) interest accrued from that levy; and
3592 (iii) penalties received under Subsection (3)(c)(iii).
- 3593 (4) (a) A county may not receive funds from the Property Tax Valuation Agency Fund
3594 unless the county levies an additional property tax of at least .0003 per dollar of taxable value
3595 of taxable property as reported by each county.
- 3596 (b) The levy described in Subsection (4)(a) shall be stated on the tax notice as a county
3597 assessing and collecting levy.
- 3598 (c) The purpose of the levy established in this Subsection (4) is to promote the:
- 3599 (i) accurate valuation of property;
3600 (ii) establishment and maintenance of uniform assessment levels within and among
3601 counties; and
3602 (iii) efficient administration of the property tax system, including the costs of
3603 assessment, collection, and distribution of property taxes.
- 3604 (d) A levy established in Subsection (4)(a) is:
- 3605 (i) exempt from the [~~redevelopment~~] provisions of Sections [~~17B-4-1003 and~~
3606 ~~17B-4-1004~~] 17C-1-403 and 17C-1-404;
- 3607 (ii) in addition to and exempt from the maximum levies allowable under Section
3608 59-2-908;
- 3609 (iii) for the calendar year beginning on January 1, 2005, and ending on December 31,
3610 2005, exempt from the notice and hearing requirements of Sections 59-2-918 and 59-2-919;
3611 and
- 3612 (iv) beginning on January 1, 2006, subject to the notice and hearing requirements of
3613 Sections 59-2-918 and 59-2-919.
- 3614 Section 119. Section **59-2-924** is amended to read:
- 3615 **59-2-924. Report of valuation of property to county auditor and commission --**
3616 **Transmittal by auditor to governing bodies -- Certified tax rate -- Rulemaking authority**
3617 **-- Adoption of tentative budget.**
- 3618 (1) (a) Before June 1 of each year, the county assessor of each county shall deliver to
3619 the county auditor and the commission the following statements:
- 3620 (i) a statement containing the aggregate valuation of all taxable property in each taxing
3621 entity; and

3622 (ii) a statement containing the taxable value of any additional personal property
3623 estimated by the county assessor to be subject to taxation in the current year.

3624 (b) The county auditor shall, on or before June 8, transmit to the governing body of
3625 each taxing entity:

- 3626 (i) the statements described in Subsections (1)(a)(i) and (ii);
- 3627 (ii) an estimate of the revenue from personal property;
- 3628 (iii) the certified tax rate; and
- 3629 (iv) all forms necessary to submit a tax levy request.

3630 (2) (a) (i) The "certified tax rate" means a tax rate that will provide the same ad
3631 valorem property tax revenues for a taxing entity as were budgeted by that taxing entity for the
3632 prior year.

3633 (ii) For purposes of this Subsection (2), "ad valorem property tax revenues" do not
3634 include:

- 3635 (A) collections from redemptions;
- 3636 (B) interest; and
- 3637 (C) penalties.

3638 (iii) Except as provided in Subsection (2)(a)(v), the certified tax rate shall be calculated
3639 by dividing the ad valorem property tax revenues budgeted for the prior year by the taxing
3640 entity by the taxable value established in accordance with Section 59-2-913.

3641 (iv) (A) In accordance with Title 63, Chapter 46a, Utah Administrative Rulemaking
3642 Act, the commission shall make rules determining the calculation of ad valorem property tax
3643 revenues budgeted by a taxing entity.

3644 (B) For purposes of Subsection (2)(a)(iv)(A), ad valorem property tax revenues
3645 budgeted by a taxing entity shall be calculated in the same manner as budgeted property tax
3646 revenues are calculated for purposes of Section 59-2-913.

3647 (v) The certified tax rates for the taxing entities described in this Subsection (2)(a)(v)
3648 shall be calculated as follows:

3649 (A) except as provided in Subsection (2)(a)(v)(B), for new taxing entities the certified
3650 tax rate is zero;

3651 (B) for each municipality incorporated on or after July 1, 1996, the certified tax rate is:

3652 (I) in a county of the first, second, or third class, the levy imposed for municipal-type

3653 services under Sections 17-34-1 and 17-36-9; and

3654 (II) in a county of the fourth, fifth, or sixth class, the levy imposed for general county
3655 purposes and such other levies imposed solely for the municipal-type services identified in
3656 Section 17-34-1 and Subsection 17-36-3(22);

3657 (C) for debt service voted on by the public, the certified tax rate shall be the actual levy
3658 imposed by that section, except that the certified tax rates for the following levies shall be
3659 calculated in accordance with Section 59-2-913 and this section:

3660 (I) school leeways provided for under Sections 11-2-7, 53A-16-110, 53A-17a-125,
3661 53A-17a-127, 53A-17a-134, 53A-17a-143, 53A-17a-145, and 53A-21-103; and

3662 (II) levies to pay for the costs of state legislative mandates or judicial or administrative
3663 orders under Section 59-2-906.3.

3664 (vi) (A) A judgment levy imposed under Section 59-2-1328 or Section 59-2-1330 shall
3665 be established at that rate which is sufficient to generate only the revenue required to satisfy
3666 one or more eligible judgments, as defined in Section 59-2-102.

3667 (B) The ad valorem property tax revenue generated by the judgment levy shall not be
3668 considered in establishing the taxing entity's aggregate certified tax rate.

3669 (b) (i) For the purpose of calculating the certified tax rate, the county auditor shall use
3670 the taxable value of property on the assessment roll.

3671 (ii) For purposes of Subsection (2)(b)(i), the taxable value of property on the
3672 assessment roll does not include new growth as defined in Subsection (2)(b)(iii).

3673 (iii) "New growth" means:

3674 (A) the difference between the increase in taxable value of the taxing entity from the
3675 previous calendar year to the current year; minus

3676 (B) the amount of an increase in taxable value described in Subsection (2)(b)(iv).

3677 (iv) Subsection (2)(b)(iii)(B) applies to the following increases in taxable value:

3678 (A) the amount of increase to locally assessed real property taxable values resulting
3679 from factoring, reappraisal, or any other adjustments; or

3680 (B) the amount of an increase in the taxable value of property assessed by the
3681 commission under Section 59-2-201 resulting from a change in the method of apportioning the
3682 taxable value prescribed by:

3683 (I) the Legislature;

3684 (II) a court;

3685 (III) the commission in an administrative rule; or

3686 (IV) the commission in an administrative order.

3687 (c) Beginning January 1, 1997, if a taxing entity receives increased revenues from
3688 uniform fees on tangible personal property under Section 59-2-404, 59-2-405, 59-2-405.1,
3689 59-2-405.2, or 59-2-405.3 as a result of any county imposing a sales and use tax under Chapter
3690 12, Part 11, County Option Sales and Use Tax, the taxing entity shall decrease its certified tax
3691 rate to offset the increased revenues.

3692 (d) (i) Beginning July 1, 1997, if a county has imposed a sales and use tax under
3693 Chapter 12, Part 11, County Option Sales and Use Tax, the county's certified tax rate shall be:

3694 (A) decreased on a one-time basis by the amount of the estimated sales and use tax
3695 revenue to be distributed to the county under Subsection 59-12-1102(3); and

3696 (B) increased by the amount necessary to offset the county's reduction in revenue from
3697 uniform fees on tangible personal property under Section 59-2-404, 59-2-405, 59-2-405.1,
3698 59-2-405.2, or 59-2-405.3 as a result of the decrease in the certified tax rate under Subsection
3699 (2)(d)(i)(A).

3700 (ii) The commission shall determine estimates of sales and use tax distributions for
3701 purposes of Subsection (2)(d)(i).

3702 (e) Beginning January 1, 1998, if a municipality has imposed an additional resort
3703 communities sales tax under Section 59-12-402, the municipality's certified tax rate shall be
3704 decreased on a one-time basis by the amount necessary to offset the first 12 months of
3705 estimated revenue from the additional resort communities sales and use tax imposed under
3706 Section 59-12-402.

3707 (f) For the calendar year beginning on January 1, 1999, and ending on December 31,
3708 1999, a taxing entity's certified tax rate shall be adjusted by the amount necessary to offset the
3709 adjustment in revenues from uniform fees on tangible personal property under Section
3710 59-2-405.1 as a result of the adjustment in uniform fees on tangible personal property under
3711 Section 59-2-405.1 enacted by the Legislature during the 1998 Annual General Session .

3712 (g) For purposes of Subsections (2)(h) through (j):

3713 (i) "1998 actual collections" means the amount of revenues a taxing entity actually
3714 collected for the calendar year beginning on January 1, 1998, under Section 59-2-405 for:

3715 (A) motor vehicles required to be registered with the state that weigh 12,000 pounds or
3716 less; and

3717 (B) state-assessed commercial vehicles required to be registered with the state that
3718 weigh 12,000 pounds or less.

3719 (ii) "1999 actual collections" means the amount of revenues a taxing entity actually
3720 collected for the calendar year beginning on January 1, 1999, under Section 59-2-405.1.

3721 (h) For the calendar year beginning on January 1, 2000, the commission shall make the
3722 following adjustments:

3723 (i) the commission shall make the adjustment described in Subsection (2)(i)(i) if, for
3724 the calendar year beginning on January 1, 1999, a taxing entity's 1998 actual collections were
3725 greater than the sum of:

3726 (A) the taxing entity's 1999 actual collections; and

3727 (B) any adjustments the commission made under Subsection (2)(f);

3728 (ii) the commission shall make the adjustment described in Subsection (2)(i)(ii) if, for
3729 the calendar year beginning on January 1, 1999, a taxing entity's 1998 actual collections were
3730 greater than the taxing entity's 1999 actual collections, but the taxing entity's 1998 actual
3731 collections were less than the sum of:

3732 (A) the taxing entity's 1999 actual collections; and

3733 (B) any adjustments the commission made under Subsection (2)(f); and

3734 (iii) the commission shall make the adjustment described in Subsection (2)(i)(iii) if, for
3735 the calendar year beginning on January 1, 1999, a taxing entity's 1998 actual collections were
3736 less than the taxing entity's 1999 actual collections.

3737 (i) (i) For purposes of Subsection (2)(h)(i), the commission shall increase a taxing
3738 entity's certified tax rate under this section and a taxing entity's certified revenue levy under
3739 Section 59-2-906.1 by the amount necessary to offset the difference between:

3740 (A) the taxing entity's 1998 actual collections; and

3741 (B) the sum of:

3742 (I) the taxing entity's 1999 actual collections; and

3743 (II) any adjustments the commission made under Subsection (2)(f).

3744 (ii) For purposes of Subsection (2)(h)(ii), the commission shall decrease a taxing
3745 entity's certified tax rate under this section and a taxing entity's certified revenue levy under

3746 Section 59-2-906.1 by the amount necessary to offset the difference between:

3747 (A) the sum of:

3748 (I) the taxing entity's 1999 actual collections; and

3749 (II) any adjustments the commission made under Subsection (2)(f); and

3750 (B) the taxing entity's 1998 actual collections.

3751 (iii) For purposes of Subsection (2)(h)(iii), the commission shall decrease a taxing
3752 entity's certified tax rate under this section and a taxing entity's certified revenue levy under
3753 Section 59-2-906.1 by the amount of any adjustments the commission made under Subsection
3754 (2)(f).

3755 (j) In accordance with Title 63, Chapter 46a, Utah Administrative Rulemaking Act, for
3756 purposes of Subsections (2)(f) through (i), the commission may make rules establishing the
3757 method for determining a taxing entity's 1998 actual collections and 1999 actual collections.

3758 (k) (i) (A) For fiscal year 2000, the certified tax rate of each county required under
3759 Subsection 17-34-1(4)(a) to provide advanced life support and paramedic services to the
3760 unincorporated area of the county shall be decreased by the amount necessary to reduce
3761 revenues in that fiscal year by an amount equal to the difference between the amount the county
3762 budgeted in its 2000 fiscal year budget for advanced life support and paramedic services
3763 countywide and the amount the county spent during fiscal year 2000 for those services,
3764 excluding amounts spent from a municipal services fund for those services.

3765 (B) For fiscal year 2001, the certified tax rate of each county to which Subsection
3766 (2)(k)(i)(A) applies shall be decreased by the amount necessary to reduce revenues in that fiscal
3767 year by the amount that the county spent during fiscal year 2000 for advanced life support and
3768 paramedic services countywide, excluding amounts spent from a municipal services fund for
3769 those services.

3770 (ii) (A) A city or town located within a county of the first class to which Subsection
3771 (2)(k)(i) applies may increase its certified tax rate by the amount necessary to generate within
3772 the city or town the same amount of revenues as the county would collect from that city or
3773 town if the decrease under Subsection (2)(k)(i) did not occur.

3774 (B) An increase under Subsection (2)(k)(ii)(A), whether occurring in a single fiscal
3775 year or spread over multiple fiscal years, is not subject to the notice and hearing requirements
3776 of Sections 59-2-918 and 59-2-919.

3777 (l) (i) The certified tax rate of each county required under Subsection 17-34-1(4)(b) to
3778 provide detective investigative services to the unincorporated area of the county shall be
3779 decreased:

3780 (A) in fiscal year 2001 by the amount necessary to reduce revenues in that fiscal year
3781 by at least \$4,400,000; and

3782 (B) in fiscal year 2002 by the amount necessary to reduce revenues in that fiscal year
3783 by an amount equal to the difference between \$9,258,412 and the amount of the reduction in
3784 revenues under Subsection (2)(l)(i)(A).

3785 (ii) (A) (I) Beginning with municipal fiscal year 2002, a city or town located within a
3786 county to which Subsection (2)(l)(i) applies may increase its certified tax rate to generate
3787 within the city or town the same amount of revenue as the county would have collected during
3788 county fiscal year 2001 from within the city or town except for Subsection (2)(l)(i)(A).

3789 (II) Beginning with municipal fiscal year 2003, a city or town located within a county
3790 to which Subsection (2)(l)(i) applies may increase its certified tax rate to generate within the
3791 city or town the same amount of revenue as the county would have collected during county
3792 fiscal year 2002 from within the city or town except for Subsection (2)(l)(i)(B).

3793 (B) (I) Except as provided in Subsection (2)(l)(ii)(B)(II), an increase in the city or
3794 town's certified tax rate under Subsection (2)(l)(ii)(A), whether occurring in a single fiscal year
3795 or spread over multiple fiscal years, is subject to the notice and hearing requirements of
3796 Sections 59-2-918 and 59-2-919.

3797 (II) For an increase under this Subsection (2)(l)(ii) that generates revenue that does not
3798 exceed the same amount of revenue as the county would have collected except for Subsection
3799 (2)(l)(i), the requirements of Sections 59-2-918 and 59-2-919 do not apply if the city or town:

3800 (Aa) publishes a notice that meets the size, type, placement, and frequency
3801 requirements of Section 59-2-919, reflects that the increase is a shift of a tax from one imposed
3802 by the county to one imposed by the city or town, and explains how the revenues from the tax
3803 increase will be used; and

3804 (Bb) holds a public hearing on the tax shift that may be held in conjunction with the
3805 city or town's regular budget hearing.

3806 (m) (i) This Subsection (2)(m) applies to each county that:

3807 (A) establishes a countywide special service district under Title 17A, Chapter 2, Part

3808 13, Utah Special Service District Act, to provide jail service, as provided in Subsection
3809 17A-2-1304(1)(a)(x); and

3810 (B) levies a property tax on behalf of the special service district under Section
3811 17A-2-1322.

3812 (ii) (A) The certified tax rate of each county to which this Subsection (2)(m) applies
3813 shall be decreased by the amount necessary to reduce county revenues by the same amount of
3814 revenues that will be generated by the property tax imposed on behalf of the special service
3815 district.

3816 (B) Each decrease under Subsection (2)(m)(ii)(A) shall occur contemporaneously with
3817 the levy on behalf of the special service district under Section 17A-2-1322.

3818 (n) (i) As used in this Subsection (2)(n):

3819 (A) "Annexing county" means a county whose unincorporated area is included within a
3820 fire district by annexation.

3821 (B) "Annexing municipality" means a municipality whose area is included within a fire
3822 district by annexation.

3823 (C) "Equalized fire protection tax rate" means the tax rate that results from:

3824 (I) calculating, for each participating county and each participating municipality, the
3825 property tax revenue necessary to cover all of the costs associated with providing fire
3826 protection, paramedic, and emergency services:

3827 (Aa) for a participating county, in the unincorporated area of the county; and

3828 (Bb) for a participating municipality, in the municipality; and

3829 (II) adding all the amounts calculated under Subsection (2)(n)(i)(C)(I) for all
3830 participating counties and all participating municipalities and then dividing that sum by the
3831 aggregate taxable value of the property, as adjusted in accordance with Section 59-2-913:

3832 (Aa) for participating counties, in the unincorporated area of all participating counties;
3833 and

3834 (Bb) for participating municipalities, in all the participating municipalities.

3835 (D) "Fire district" means a county service area under Title 17A, Chapter 2, Part 4,
3836 County Service Area Act, in the creation of which an election was not required under
3837 Subsection 17B-2-214(3)(c).

3838 (E) "Fire protection tax rate" means:

3839 (I) for an annexing county, the property tax rate that, when applied to taxable property
3840 in the unincorporated area of the county, generates enough property tax revenue to cover all the
3841 costs associated with providing fire protection, paramedic, and emergency services in the
3842 unincorporated area of the county; and

3843 (II) for an annexing municipality, the property tax rate that generates enough property
3844 tax revenue in the municipality to cover all the costs associated with providing fire protection,
3845 paramedic, and emergency services in the municipality.

3846 (F) "Participating county" means a county whose unincorporated area is included
3847 within a fire district at the time of the creation of the fire district.

3848 (G) "Participating municipality" means a municipality whose area is included within a
3849 fire district at the time of the creation of the fire district.

3850 (ii) In the first year following creation of a fire district, the certified tax rate of each
3851 participating county and each participating municipality shall be decreased by the amount of
3852 the equalized fire protection tax rate.

3853 (iii) In the first year following annexation to a fire district, the certified tax rate of each
3854 annexing county and each annexing municipality shall be decreased by the fire protection tax
3855 rate.

3856 (iv) Each tax levied under this section by a fire district shall be considered to be levied
3857 by:

3858 (A) each participating county and each annexing county for purposes of the county's
3859 tax limitation under Section 59-2-908; and

3860 (B) each participating municipality and each annexing municipality for purposes of the
3861 municipality's tax limitation under Section 10-5-112, for a town, or Section 10-6-133, for a
3862 city.

3863 (3) (a) On or before June 22, each taxing entity shall annually adopt a tentative budget.

3864 (b) If the taxing entity intends to exceed the certified tax rate, it shall notify the county
3865 auditor of:

3866 (i) its intent to exceed the certified tax rate; and

3867 (ii) the amount by which it proposes to exceed the certified tax rate.

3868 (c) The county auditor shall notify all property owners of any intent to exceed the
3869 certified tax rate in accordance with Subsection 59-2-919(2).

3870 (4) (a) The taxable value for the base year under Subsection [~~17B-4-102(4)~~]
3871 17C-1-102(6) shall be reduced for any year to the extent necessary to provide a
3872 [~~redevelopment~~] community development and renewal agency established under [~~Title 17B;~~
3873 ~~Chapter 4, Redevelopment Agencies Act~~] Title 17C, Limited Purpose Local Government
3874 Entities - Community Development and Renewal Agencies, with approximately the same
3875 amount of money the agency would have received without a reduction in the county's certified
3876 tax rate if:

3877 (i) in that year there is a decrease in the certified tax rate under Subsection (2)(c) or
3878 (2)(d)(i);

3879 (ii) the amount of the decrease is more than 20% of the county's certified tax rate of the
3880 previous year; and

3881 (iii) the decrease results in a reduction of the amount to be paid to the agency under
3882 Section [~~17B-4-1003 or 17B-4-1004~~] 17C-1-403 or 17C-1-404.

3883 (b) The base taxable value under Subsection [~~17B-4-102(4)~~] 17C-1-102(6) shall be
3884 increased in any year to the extent necessary to provide a redevelopment agency with
3885 approximately the same amount of money as the agency would have received without an
3886 increase in the certified tax rate that year if:

3887 (i) in that year the base taxable value under Subsection [~~17B-4-102(4)~~] 17C-1-102(6) is
3888 reduced due to a decrease in the certified tax rate under Subsection (2)(c) or (2)(d)(i); and

3889 (ii) The certified tax rate of a city, school district, or special district increases
3890 independent of the adjustment to the taxable value of the base year.

3891 (c) Notwithstanding a decrease in the certified tax rate under Subsection (2)(c) or
3892 (2)(d)(i), the amount of money allocated and, when collected, paid each year to a
3893 [~~redevelopment~~] community development and renewal agency established under [~~Title 17B;~~
3894 ~~Chapter 4, Redevelopment Agencies Act~~] Title 17C, Limited Purpose Local Government
3895 Entities - Community Development and Renewal Agencies, for the payment of bonds or other
3896 contract indebtedness, but not for administrative costs, may not be less than that amount would
3897 have been without a decrease in the certified tax rate under Subsection (2)(c) or (2)(d)(i).

3898 Section 120. Section **63F-1-507** is amended to read:

3899 **63F-1-507. State Geographic Information Database.**

3900 (1) There is created a State Geographic Information Database to be managed by the

3901 center.

3902 (2) The database shall:

3903 (a) serve as the central reference for all information contained in any GIS database by
3904 any state agency;

3905 (b) serve as a clearing house and repository for all data layers required by multiple
3906 users;

3907 (c) serve as a standard format for geographic information acquired, purchased, or
3908 produced by any state agency; and

3909 (d) include an accurate representation of all civil subdivision boundaries of the state.

3910 (3) Each state agency that acquires, purchases, or produces digital geographic
3911 information data shall:

3912 (a) inform the center of the existence of the data layers and their geographic extent;

3913 (b) allow the center access to all data classified public; and

3914 (c) comply with any database requirements established by the center.

3915 (4) At least annually, the State Tax Commission shall deliver to the center information
3916 the State Tax Commission receives under Sections 10-1-116, 11-13-204, 11-13-205, 17-2-4,
3917 17-2-9, 17-3-3, 17A-1-102, 17B-2-215, and [~~17B-4-201~~] 17C-1-201 relating to the creation or
3918 modification of the boundaries of the political subdivisions that are the subject of those
3919 sections.

3920 Section 121. Section **67-1a-6.5** is amended to read:

3921 **67-1a-6.5. Lieutenant governor certification of governmental entity creation,**
3922 **consolidation, division, dissolution, or boundary change.**

3923 (1) As used in this section:

3924 (a) "AGRC" means the Automated Geographic Reference Center created under Section
3925 63F-1-506.

3926 (b) "Boundary change" means the adjustment of an entity's boundary either through
3927 gaining territory (annexation), losing territory (withdrawal), adjusting the common boundary
3928 with an adjacent entity (may gain territory, lose territory, or a combination of both gaining and
3929 losing territory), or any other adjustment of the entity's boundary.

3930 (c) "Consolidation" means the combining of two or more entities into a single entity
3931 such that the consolidated entity's boundary contains all of the territory of the original entities,

3932 but no additional territory.

3933 (d) "County attorney" means the county attorney of each county which contains any
3934 part of the area affected by the entity creation, consolidation, division, dissolution, or boundary
3935 change.

3936 (e) (i) "County auditor" means the county auditor of each county which contains any
3937 part of the area affected by the entity creation, consolidation, division, dissolution, or boundary
3938 change.

3939 (ii) If the county does not have a county auditor, "county auditor" means the county
3940 clerk or other government official acting as the county auditor.

3941 (f) "County recorder" means the county recorder of each county which contains any
3942 part of the area affected by the entity creation, consolidation, division, dissolution, or boundary
3943 change.

3944 (g) "County surveyor" means the county surveyor of each county which contains any
3945 part of the area affected by the entity creation, consolidation, division, dissolution, or boundary
3946 change.

3947 (h) "Creation" means the forming of a new entity where that entity did not exist before
3948 its creation.

3949 (i) "Dissolution" means the disbandment of an entity.

3950 (j) "Division" means the dividing of one entity into two or more entities such that the
3951 original entity's boundary contains all of the territory of the resultant entities, but no additional
3952 territory.

3953 (k) "Entity" means the entity that is created, consolidated, divided, dissolved, or whose
3954 boundary is changed.

3955 (l) "Initiating body" means the county legislative body, municipal legislative body,
3956 special district board, local district board, court, public official, or other authorized person that
3957 initiates the creation, dissolution, consolidation, or boundary change of an entity or entities.

3958 (m) "Notice of entity boundary change" means the notice the lieutenant governor
3959 receives under Subsection 10-1-116(1), 10-2-419(4), 10-2-425(1), 10-2-507(1), 17-2-9(2),
3960 17-2-13(3), 17-50-104(3), 17-50-105(1)(b) or (2)(e), 17A-2-1327(4), 17B-2-514(2),
3961 17B-2-516(6), 17B-2-610(1), or 53A-2-101.5(1) of an entity's pending boundary change.

3962 (n) "Notice of entity consolidation" means the notice the lieutenant governor receives

3963 under Section 10-2-610 or Subsection 10-1-116(1) or 17-2-4(2) of entities' pending
3964 consolidation.

3965 (o) "Notice of entity creation" means the notice the lieutenant governor receives under
3966 Subsection 10-1-116(1), 10-2-119(1), 10-2-125(6), 11-13-204(4), 11-13-205(6),
3967 17A-2-1311(2), 17B-2-215(1), [~~17B-4-201~~] 17C-1-201(2), or 53A-2-101.5(1) of an entity's
3968 pending creation.

3969 (p) "Notice of entity dissolution" means the notice the lieutenant governor receives
3970 under Subsection 10-1-116(1), 10-2-712(2), 17A-2-1329(3), 17B-2-708(4), or [~~17B-4-1401~~]
3971 17C-1-701(2)(a) of an entity's pending dissolution.

3972 (q) "Notice of entity division" means the notice the lieutenant governor receives under
3973 Subsection 17-3-3(3) of an entity's pending division.

3974 (r) "Notice of intention to file articles of incorporation" means the notice the lieutenant
3975 governor receives under Subsection 10-2-120(1).

3976 (s) "Lieutenant governor" means the lieutenant governor created in Article VII, Section
3977 1 of the Utah Constitution.

3978 (t) "State auditor" means the state auditor created in Article VII, Section 1 of the Utah
3979 Constitution.

3980 (u) "State Tax Commission" means the State Tax Commission created in Article XIII,
3981 Section 6 of the Utah Constitution.

3982 (2) Within ten days after receiving a notice of entity creation, the lieutenant governor
3983 shall:

3984 (a) issue a certificate of entity creation;

3985 (b) (i) send a copy of the certificate issued under Subsection (2)(a) and a copy of the
3986 notice of entity creation, including the accompanying map or legal description, to the State Tax
3987 Commission, AGRC, county recorder, county surveyor, county auditor, and county attorney;
3988 and

3989 (ii) send a copy of the certificate issued under Subsection (2)(a) to the state auditor;
3990 and

3991 (c) send to the initiating body a copy of the certificate issued under Subsection (2)(a)
3992 and a statement indicating completion of Subsection (2)(b).

3993 (3) Within ten days after receiving a notice of intention to file articles of incorporation,

3994 the lieutenant governor shall:

3995 (a) issue a certificate indicating receipt of a notice of intention to file articles of
3996 incorporation;

3997 (b) (i) send a copy of the certificate issued under Subsection (3)(a) and a copy of the
3998 notice of intention to file articles of incorporation, including the accompanying map or legal
3999 description, to the State Tax Commission, AGRC, county recorder, county surveyor, county
4000 auditor, and county attorney; and

4001 (ii) send a copy of the certificate issued under Subsection (3)(a) to the state auditor;
4002 and

4003 (c) send to the initiating body a copy of the certificate issued under Subsection (3)(a)
4004 and a statement indicating completion of Subsection (3)(b).

4005 (4) Within ten days after receiving a notice of entity consolidation, the lieutenant
4006 governor shall:

4007 (a) issue a certificate of entity consolidation;

4008 (b) (i) send a copy of the certificate issued under Subsection (4)(a) and a copy of the
4009 notice of entity consolidation to the State Tax Commission, AGRC, county recorder, county
4010 surveyor, county auditor, and county attorney; and

4011 (ii) send a copy of the certificate issued under Subsection (4)(a) to the state auditor;
4012 and

4013 (c) send to the initiating body and the entities being consolidated, if different from the
4014 initiating body, a copy of the certificate issued under Subsection (4)(a) and a statement
4015 indicating completion of Subsection (4)(b).

4016 (5) Within ten days after receiving a notice of entity division, the lieutenant governor
4017 shall:

4018 (a) issue a certificate of entity division;

4019 (b) (i) send a copy of the certificate issued under Subsection (5)(a) and a copy of the
4020 notice of entity consolidation, including the accompanying map or legal description, to the
4021 State Tax Commission, AGRC, county recorder, county surveyor, county auditor, and county
4022 attorney; and

4023 (ii) send a copy of the certificate issued under Subsection (5)(a) to the state auditor;
4024 and

4025 (c) send to the initiating body a copy of the certificate issued under Subsection (5)(a)
4026 and a statement indicating completion of Subsection (5)(b).

4027 (6) Within ten days after receiving a notice of entity dissolution, the lieutenant
4028 governor shall:

4029 (a) issue a certificate of entity dissolution;

4030 (b) (i) send a copy of the certificate issued under Subsection (6)(a) and a copy of the
4031 notice of entity dissolution to the State Tax Commission, AGRC, county recorder, county
4032 surveyor, county auditor, and county attorney; and

4033 (ii) send a copy of the certificate issued under Subsection (6)(a) to the state auditor;
4034 and

4035 (c) send to the initiating body and the entity being dissolved, if different than the
4036 initiating body, a copy of the certificate issued under Subsection (6)(a) and a statement
4037 indicating completion of Subsection (6)(b).

4038 (7) Within ten days after receiving a notice of entity boundary change, the lieutenant
4039 governor shall:

4040 (a) issue a certificate of entity boundary change;

4041 (b) send a copy of the certificate issued under Subsection (7)(a) and a copy of the
4042 notice of entity boundary change, including the accompanying map or legal description, to the
4043 State Tax Commission, AGRC, county recorder, county surveyor, county auditor, and county
4044 attorney; and

4045 (c) send to the initiating body or bodies, and each entity whose boundary is changed, if
4046 different than the initiating body, a copy of the certificate issued under Subsection (7)(a) and a
4047 statement indicating completion of Subsection (7)(b).

4048 (8) (a) The lieutenant governor shall keep, index, maintain, and make available to the
4049 public certificates, notices, maps, and other documents necessary in performing the duties of
4050 Subsections (2) through (7).

4051 (b) The lieutenant governor shall furnish a certified copy of documents to any person
4052 who requests a certified copy.

4053 (c) The lieutenant governor may charge a reasonable fee for copies of documents or
4054 certified copies of documents.

4055 Section 122. **Repealer.**

4056 This bill repeals:

4057 Section **17B-4-404, Limit on size of project area in certain project area plans.**

4058 Section **17B-4-601, Additional procedure for adopting a redevelopment project**
4059 **area plan.**

4060 Section **17B-4-901, Property owner and tenant opportunities to participate in**
4061 **redevelopment project -- Preferential opportunities.**

4062 Section **17B-4-902, Statement of rights of owners of property in redevelopment**
4063 **project area.**

4064 Section **17B-4-1101, Use of eminent domain prohibited.**

4065 Section **17B-4-1104, Limitation on acquisition of property with existing building.**