

28 (1) "Adequate protests" means timely filed, written protests under Section 11-42-203  
 29 that represent at least 50% of the frontage, area, taxable value, fair market value, lots, number  
 30 of connections, or equivalent residential units of the property proposed to be assessed,  
 31 according to the same assessment method by which the assessment is proposed to be levied,  
 32 after eliminating:

33 (a) protests relating to:

34 (i) property that has been deleted from a proposed assessment area; or

35 (ii) an improvement that has been deleted from the proposed improvements to be  
 36 provided to property within the proposed assessment area; and

37 (b) protests that have been withdrawn under Subsection 11-42-203(3).

38 (2) "Assessment area" means an area, or, if more than one area is designated, the  
 39 aggregate of all areas within a local entity's jurisdictional boundaries that is designated by a  
 40 local entity under Part 2, Designating an Assessment Area, for the purpose of financing the  
 41 costs of improvements, operation and maintenance, or economic promotion activities that  
 42 benefit property within the area.

43 (3) "Assessment bonds" means bonds that are:

44 (a) issued under Section 11-42-605; and

45 (b) payable in part or in whole from assessments levied in an assessment area,  
 46 improvement revenues, and a guaranty fund or reserve fund.

47 (4) "Assessment fund" means a special fund that a local entity establishes under  
 48 Section 11-42-412.

49 (5) "Assessment lien" means a lien on property within an assessment area that arises  
 50 from the levy of an assessment, as provided in Section 11-42-501.

51 (6) "Assessment method" means the method by which an assessment is levied against  
 52 property, whether by frontage, area, taxable value, fair market value, lot, parcel, number of  
 53 connections, equivalent residential unit, ~~or~~ **[or]** ~~any combination of these methods~~ **[:]** ,  
 53a **or any other method that equitably reflects the benefit received from the improvement.** ~~or~~

54 (7) "Assessment ordinance" means an ordinance adopted by a local entity under  
 55 Section 11-42-404 that levies an assessment on benefitted property within an assessment area.

56 (8) "Assessment resolution" means a resolution adopted by a local entity under Section  
 57 11-42-404 that levies an assessment on benefitted property within an assessment area.

58 (9) "Benefitted property" means property within an assessment area that directly or

183 (43) "Reduced payment obligation" means the full obligation of an owner of property  
 184 within an assessment area to pay an assessment levied on the property after the assessment has  
 185 been reduced because of the issuance of refunding assessment bonds, as provided in Section  
 186 11-42-608.

187 (44) "Refunding assessment bonds" means assessment bonds that a local entity issues  
 188 under Section 11-42-607 to refund, in part or in whole, assessment bonds.

189 (45) "Reserve fund" means a fund established by a local entity under Section  
 190 11-42-702.

191 (46) "Service" means:

192 (a) water, sewer, storm drainage, garbage collection, library, recreation,  
 193 communications, or electric service;

194 (b) economic promotion activities; or

195 (c) any other service that a local entity is required or authorized to provide.

196 (47) "Special service district" has the same meaning as defined in Section 17D-1-102.

197 (48) "Unimproved property" means property upon which no residential, commercial, or  
 198 other building has been built.

199 (49) "Voluntary assessment area" means an assessment area that contains only property  
 200 whose owners have voluntarily consented to an assessment.

201 Section 2. Section **11-42-205** is amended to read:

202 **11-42-205. Unimproved property.**

203 (1) (a) Before a local entity may designate an assessment area in which more than 75%  
 204 of the property proposed to be assessed consists of unimproved property, and designation of the  
 205 assessment area would require that the local entity ~~§~~→ **[obtain a bond] issue bonds** ←~~§~~ , the local  
 205a entity shall obtain:

206 (i) an appraisal:

207 (A) of the unimproved property;

208 (B) from an appraiser who is a member of the Appraisal Institute;

209 (C) addressed to the local entity or a financial institution; and

210 (D) verifying that the market value of the property, after completion of the proposed  
 211 improvements, is at least three times the amount of the assessments proposed to be levied  
 212 against the unimproved property; or

213 (ii) the most recent taxable value of the unimproved property from the assessor of the