



HOUSE BILL 721: Counties/Semiannual Assessment Payments.

2021-2022 General Assembly

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| Committee: | House Local Government. If favorable, re- refer to State Government. If favorable, re- refer to Finance. If favorable, re-refer to Rules, Calendar, and Operations of the House | Date: | May 5, 2021 |
| Introduced by: | Reps. Majeed, K. Smith, Hawkins, Belk | Prepared by: | Nicholas Giddings Staff Attorney |
| Analysis of: | First Edition | | |

OVERVIEW: *House Bill 721 would authorize counties to allow repayment of special assessments in either semiannual or annual installments and extend the repayment window to 20 years.*

CURRENT LAW: Counties are authorized to levy special assessments against property to pay for public improvements that benefit that property.¹ Special assessments are levied in proportion to the benefit received by the property and are levied against the property, rather than the owner.

Special assessments require the county to front the full cost of a project prior to imposing assessments on the benefitted property. The governing board of the local unit may request full payment of assessments within 30 days of confirmation of the assessment, however most governing boards allow assessments to be paid in up to 10 annual installments, with interest.

BILL ANALYSIS: House Bill 721 would authorize counties to allow repayment of the assessment in either semiannual or annual installments and extend the timeframe a county could authorize repayment of the assessment to 20 years. If the governing board opts for semiannual installment payments, it would have the option of choosing either the date when property taxes are due or 60 days after the date the assessment roll is confirmed as the date of for the first installment payment.

EFFECTIVE DATE: This act would be effective when it becomes law and apply to assessments made on or after that date.

¹ Article 9 of Chapter 153A.

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Legislative Analysis
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