

E2SSB 5115 - H COMM AMD

By Committee on Community & Economic Development & Trade

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 39.102.020 and 2006 c 181 s 102 are each amended to
4 read as follows:

5 The definitions in this section apply throughout this chapter
6 unless the context clearly requires otherwise.

7 (1) "Annual state contribution limit" means ~~((five))~~ ten million
8 dollars statewide per fiscal year.

9 (2) "Assessed value" means the valuation of taxable real property
10 as placed on the last completed assessment roll.

11 (3) "Base year" means the first calendar year following the
12 ~~((creation of a revenue development area. For a local government that
13 meets the requirements of RCW 39.102.040(2), "base year" is the
14 calendar year after it amends its ordinance as provided in RCW
15 39.102.040(2))~~ calendar year in which a sponsoring local government,
16 and any cosponsoring local government, receives approval by the board
17 for a project award, provided that the approval is granted before
18 October 15th. If approval by the board is received on or after October
19 15th but on or before December 31st, the "base year" is the second
20 calendar year following the calendar year in which a sponsoring local
21 government, and any cosponsoring local government, receives approval by
22 the board for a project award.

23 (4) "Board" means the community economic revitalization board under
24 chapter 43.160 RCW.

25 (5) "Demonstration project" means one of the following projects:

- 26 (a) Bellingham waterfront redevelopment project;
27 (b) Spokane river district project at Liberty Lake; and
28 (c) Vancouver riverwest project.

29 (6) "Department" means the department of revenue.

1 (7) "Fiscal year" means the twelve-month period beginning July 1st
2 and ending the following June 30th.

3 (8) "Local excise taxes" means local revenues derived from the
4 imposition of sales and use taxes authorized in RCW 82.14.030 at the
5 tax rate that was in effect at the time the revenue development area
6 was ~~((created))~~ approved by the board, except that if a local
7 government reduces the rate of such tax after the revenue development
8 area was ~~((created))~~ approved by the board, "local excise taxes" means
9 the local revenues derived from the imposition of the sales and use
10 taxes authorized in RCW 82.14.030 at the lower tax rate.

11 (9) "Local excise tax allocation revenue" means the amount of local
12 excise taxes received by the local government during the measurement
13 year from taxable activity within the revenue development area over and
14 above the amount of local excise taxes received by the local government
15 during the base year from taxable activity within the revenue
16 development area, except that:

17 (a) If a sponsoring local government ~~((creates))~~ adopts a revenue
18 development area and reasonably determines that no activity subject to
19 tax under chapters 82.08 and 82.12 RCW occurred within the boundaries
20 of the revenue development area in the twelve months immediately
21 preceding the ~~((creation))~~ approval of the revenue development area
22 ~~((within the boundaries of the area that became the revenue development~~
23 ~~area))~~ by the board, "local excise tax allocation revenue" means the
24 entire amount of local excise taxes received by the sponsoring local
25 government during a calendar year period beginning with the calendar
26 year immediately following the ~~((creation))~~ approval of the revenue
27 development area by the board and continuing with each measurement year
28 thereafter; and

29 (b) For revenue development areas ~~((created))~~ approved by the board
30 in calendar years 2006 and 2007 that do not meet the requirements in
31 (a) of this subsection and if legislation is enacted in this state ~~((by~~
32 ~~July 1, 2006,))~~ during the 2007 legislative session that adopts the
33 sourcing provisions of the streamlined sales and use tax agreement,
34 "local excise tax allocation revenue" means the amount of local excise
35 taxes received by the sponsoring local government during the
36 measurement year from taxable activity within the revenue development
37 area over and above an amount of local excise taxes received by the
38 sponsoring local government during the 2007 or 2008 base year, as the

1 case may be, adjusted by the department for any estimated impacts from
2 retail sales and use tax sourcing changes effective ~~((July 1, 2007))~~ in
3 2008. The amount of base year adjustment determined by the department
4 is final.

5 (10) "Local government" means any city, town, county, port
6 district, and any federally recognized Indian tribe.

7 (11) "Local infrastructure financing" means the use of revenues
8 received from local excise tax allocation revenues, local property tax
9 allocation revenues, ~~((dedicated))~~ other revenues from local public
10 sources, and revenues received from the local option sales and use tax
11 authorized in RCW 82.14.475, dedicated to pay either the principal and
12 interest on bonds authorized under RCW 39.102.150 or to pay public
13 improvement costs on a pay-as-you-go basis subject to section 14 of
14 this act, or both.

15 (12) "Local property tax allocation revenue" means those tax
16 revenues derived from the receipt of regular property taxes levied on
17 the property tax allocation revenue value and used for local
18 infrastructure financing.

19 (13)(a) "Revenues from local public sources" means ~~((federal and~~
20 ~~private monetary contributions, amounts of local excise tax allocation~~
21 ~~revenues, and amounts of local property tax allocation revenues~~
22 ~~dedicated by participating taxing districts and participating local~~
23 ~~governments for local infrastructure financing))~~;

24 (i) Amounts of local excise tax allocation revenues and local
25 property tax allocation revenues, dedicated by sponsoring local
26 governments, participating local governments, and participating taxing
27 districts, for local infrastructure financing; and

28 (ii) Any other local revenues, except as provided in (b) of this
29 subsection, including revenues derived from federal and private
30 sources.

31 (b) Revenues from local public sources do not include any local
32 funds derived from state grants, state loans, or any other state moneys
33 including any local sales and use taxes credited against the state
34 sales and use taxes imposed under chapter 82.08 or 82.12 RCW.

35 (14) "Low-income housing" means residential housing for low-income
36 persons or families who lack the means which is necessary to enable
37 them, without financial assistance, to live in decent, safe, and
38 sanitary dwellings, without overcrowding. For the purposes of this

1 subsection, "low income" means income that does not exceed eighty
2 percent of the median family income for the standard metropolitan
3 statistical area in which the revenue development area is located.

4 (15) "Measurement year" means a calendar year, beginning with the
5 calendar year following the base year and each calendar year
6 thereafter, that is used annually to measure state and local excise tax
7 allocation revenues.

8 (16) "Ordinance" means any appropriate method of taking legislative
9 action by a local government.

10 (17) "Participating local government" means a local government
11 having a revenue development area within its geographic boundaries that
12 has entered into a written agreement with a sponsoring local government
13 as provided in RCW 39.102.080 to allow the use of all or some of its
14 local excise tax allocation revenues or other revenues from local
15 public sources dedicated for local infrastructure financing.

16 (18) "Participating taxing district" means a local government
17 having a revenue development area within its geographic boundaries that
18 has entered into a written agreement with a sponsoring local government
19 as provided in RCW 39.102.080 to allow the use of some or all of its
20 local property tax allocation revenues or other revenues from local
21 public sources dedicated for local infrastructure financing.

22 (19)(a)(i) "Property tax allocation revenue value" means
23 seventy-five percent of any increase in the assessed value of real
24 property in a revenue development area resulting from:

25 (A) The placement of new construction, improvements(~~(, or both)~~) to
26 property, ~~or both,~~ on the assessment roll(~~(s after the revenue~~
27 development area is created)), where the new construction (~~(or))~~ and
28 improvements (~~(occur entirely after the revenue development area is~~
29 created)) are initiated after the revenue development area is approved
30 by the board;

31 (B) The cost of new housing construction, conversion, and
32 rehabilitation improvements, when such cost is treated as new
33 construction for purposes of chapter 84.55 RCW as provided in RCW
34 84.14.020, and the new housing construction, conversion, and
35 rehabilitation improvements are initiated after the revenue development
36 area is approved by the board;

37 (C) The cost of rehabilitation of historic property, when such cost

1 is treated as new construction for purposes of chapter 84.55 RCW as
2 provided in RCW 84.26.070, and the rehabilitation is initiated after
3 the revenue development area is approved by the board.

4 (ii) Increases in the assessed value of real property in a revenue
5 development area resulting from (a)(i)(A) through (C) of this
6 subsection are included in the property tax allocation revenue value in
7 the initial year. These same amounts are also included in the property
8 tax allocation revenue value in subsequent years unless the property
9 becomes exempt from property taxation.

10 ~~(b) ((If any new construction added to the assessment rolls~~
11 ~~consists of entire buildings, "property tax allocation revenue value"~~
12 ~~includes seventy five percent of any increase in the assessed value of~~
13 ~~the buildings in the years following their initial placement on the~~
14 ~~assessment rolls.~~

15 ~~(c) "Property tax allocation revenue value" does not include any~~
16 ~~increase in the assessed value of improvements to property or new~~
17 ~~construction that do not consist of an entire building, occurring after~~
18 ~~their initial placement on the assessment rolls)) "Property tax
19 allocation revenue value" includes seventy-five percent of any increase
20 in the assessed value of new construction consisting of an entire
21 building in the years following the initial year, unless the building
22 becomes exempt from property taxation.~~

23 (c) Except as provided in (b) of this subsection, "property tax
24 allocation revenue value" does not include any increase in the assessed
25 value of real property after the initial year.

26 (d) There is no property tax allocation revenue value if the
27 assessed value of real property in a revenue development area has not
28 increased ~~((due to new construction or improvements to property~~
29 ~~occurring after the revenue development area is created)) as a result
30 of any of the reasons specified in (a)(i)(A) through (C) of this
31 subsection.~~

32 (e) For purposes of this subsection, "initial year" means:

33 (i) For new construction and improvements to property added to the
34 assessment roll, the year during which the new construction and
35 improvements are initially placed on the assessment roll;

36 (ii) For the cost of new housing construction, conversion, and
37 rehabilitation improvements, when such cost is treated as new

1 construction for purposes of chapter 84.55 RCW, the year when such cost
2 is treated as new construction for purposes of levying taxes for
3 collection in the following year; and

4 (iii) For the cost of rehabilitation of historic property, when
5 such cost is treated as new construction for purposes of chapter 84.55
6 RCW, the year when such cost is treated as new construction for
7 purposes of levying taxes for collection in the following year.

8 (20) "Taxing district" means a government entity that levies or has
9 levied for it regular property taxes upon real property located within
10 a proposed or approved revenue development area.

11 (21) "Public improvements" means:

12 (a) Infrastructure improvements within the revenue development area
13 that include:

14 (i) Street, bridge, and road construction and maintenance,
15 including highway interchange construction;

16 (ii) Water and sewer system construction and improvements,
17 including wastewater reuse facilities;

18 (iii) Sidewalks, traffic controls, and streetlights;

19 (iv) Parking, terminal, and dock facilities;

20 (v) Park and ride facilities of a transit authority;

21 (vi) Park facilities and recreational areas, including trails; and

22 (vii) Storm water and drainage management systems;

23 (b) Expenditures for facilities and improvements that support
24 affordable housing as defined in RCW 43.63A.510.

25 (22) "Public improvement costs" means the cost of: (a) Design,
26 planning, acquisition including land acquisition, site preparation
27 including land clearing, construction, reconstruction, rehabilitation,
28 improvement, and installation of public improvements; (b) demolishing,
29 relocating, maintaining, and operating property pending construction of
30 public improvements; (c) the local government's portion of relocating
31 utilities as a result of public improvements; (d) financing public
32 improvements, including interest during construction, legal and other
33 professional services, taxes, insurance, principal and interest costs
34 on general indebtedness issued to finance public improvements, and any
35 necessary reserves for general indebtedness; (e) assessments incurred
36 in revaluing real property for the purpose of determining the property
37 tax allocation revenue base value that are in excess of costs incurred
38 by the assessor in accordance with the revaluation plan under chapter

1 84.41 RCW, and the costs of apportioning the taxes and complying with
2 this chapter and other applicable law; (~~and~~) (f) administrative
3 expenses and feasibility studies reasonably necessary and related to
4 these costs(~~(, including related)~~); and (g) any of the above-described
5 costs that may have been incurred before adoption of the ordinance
6 authorizing the public improvements and the use of local infrastructure
7 financing to fund the costs of the public improvements.

8 (23) "Regular property taxes" means regular property taxes as
9 defined in RCW 84.04.140, except: (a) Regular property taxes levied by
10 public utility districts specifically for the purpose of making
11 required payments of principal and interest on general indebtedness;
12 (b) regular property taxes levied by the state for the support of the
13 common schools under RCW 84.52.065; and (c) regular property taxes
14 authorized by RCW 84.55.050 that are limited to a specific purpose.
15 "Regular property taxes" do not include excess property tax levies that
16 are exempt from the aggregate limits for junior and senior taxing
17 districts as provided in RCW 84.52.043.

18 (24) "Property tax allocation revenue base value" means the
19 assessed value of real property located within a revenue development
20 area for taxes levied in the year in which the revenue development area
21 is (~~created~~) adopted for collection in the following year, plus one
22 hundred percent of any increase in the assessed value of real property
23 located within a revenue development area that is placed on the
24 assessment rolls after the revenue development area is (~~created~~)
25 adopted, less the property tax allocation revenue value.

26 (25) "Relocating a business" means the closing of a business and
27 the reopening of that business, or the opening of a new business that
28 engages in the same activities as the previous business, in a different
29 location within a one-year period, when an individual or entity has an
30 ownership interest in the business at the time of closure and at the
31 time of opening or reopening. "Relocating a business" does not include
32 the closing and reopening of a business in a new location where the
33 business has been acquired and is under entirely new ownership at the
34 new location, or the closing and reopening of a business in a new
35 location as a result of the exercise of the power of eminent domain.

36 (26) "Revenue development area" means the geographic area
37 (~~created~~) adopted by a sponsoring local government and approved by

1 the board, from which local excise and property tax allocation revenues
2 are derived for local infrastructure financing.

3 (27) "Small business" has the same meaning as provided in RCW
4 19.85.020.

5 (28) "Sponsoring local government" means a city, town, or county,
6 and for the purpose of this chapter a federally recognized Indian tribe
7 or any combination thereof, that (~~creates~~) adopts a revenue
8 development area and applies to the board to use local infrastructure
9 financing.

10 (29) "State contribution" means the lesser of:

11 (a) One million dollars;

12 (b) The state excise tax allocation revenue and state property tax
13 allocation revenue received by the state during the preceding calendar
14 year;

15 (c) The total amount of local excise tax allocation revenues, local
16 property tax allocation revenues, and other revenues from local public
17 sources, that are dedicated by a sponsoring local government, any
18 participating local governments, and participating taxing districts, in
19 the preceding calendar year to the payment of principal and interest on
20 bonds issued under RCW 39.102.150 or to pay public improvement costs on
21 a pay-as-you-go basis subject to section 14 of this act, or both; or

22 (d) The amount of project award granted by the board in the notice
23 of approval to use local infrastructure financing under RCW 39.102.040.

24 (30) "State excise taxes" means revenues derived from state retail
25 sales and use taxes under chapters 82.08 and 82.12 RCW, less the amount
26 of tax distributions from all local retail sales and use taxes, other
27 than the local sales and use taxes authorized by RCW 82.14.475, imposed
28 on the same taxable events that are credited against the state retail
29 sales and use taxes under chapters 82.08 and 82.12 RCW.

30 (31) "State excise tax allocation revenue" means the amount of
31 state excise taxes received by the state during the measurement year
32 from taxable activity within the revenue development area over and
33 above the amount of state excise taxes received by the state during the
34 base year from taxable activity within the revenue development area,
35 except that:

36 (a) If a sponsoring local government (~~creates~~) adopts a revenue
37 development area and reasonably determines that no activity subject to
38 tax under chapters 82.08 and 82.12 RCW occurred within the boundaries

1 of the revenue development area in the twelve months immediately
2 preceding the ~~((creation))~~ approval of the revenue development area
3 ~~((within the boundaries of the area that became the revenue development~~
4 ~~area))~~ by the board, "state excise tax allocation revenue" means the
5 entire amount of state excise taxes received by the state during a
6 calendar year period beginning with the calendar year immediately
7 following the ~~((creation))~~ approval of the revenue development area by
8 the board and continuing with each measurement year thereafter; and

9 (b) For revenue development areas ~~((created))~~ approved by the board
10 in calendar years 2006 and 2007 that do not meet the requirements in
11 (a) of this subsection and if legislation is enacted in this state ~~((by~~
12 ~~July 1, 2006,))~~ during the 2007 legislative session that adopts the
13 sourcing provisions of the streamlined sales and use tax agreement,
14 "state excise tax allocation revenue" means the amount of state excise
15 taxes received by the state during the measurement year from taxable
16 activity within the revenue development area over and above an amount
17 of state excise taxes received by the state during the 2007 or 2008
18 base year, as the case may be, adjusted by the department for any
19 estimated impacts from retail sales and use tax sourcing changes
20 effective ~~((July 1, 2007))~~ in 2008. The amount of base year adjustment
21 determined by the department is final.

22 (32) "State property tax allocation revenue" means those tax
23 revenues derived from the imposition of property taxes levied by the
24 state for the support of common schools under RCW 84.52.065 on the
25 property tax allocation revenue value.

26 (33) "Real property" has the same meaning as in RCW 84.04.090 and
27 also includes any privately owned improvements located on publicly
28 owned land that are subject to property taxation.

29 **Sec. 2.** RCW 39.102.040 and 2006 c 181 s 202 are each amended to
30 read as follows:

31 (1) Prior to applying to the board to use local infrastructure
32 financing, a sponsoring local government shall:

33 (a) Designate a revenue development area within the limitations in
34 RCW 39.102.060;

35 (b) Certify that the conditions in RCW 39.102.070 are met;

36 (c) Complete the process in RCW 39.102.080;

37 (d) Provide public notice as required in RCW 39.102.100; and

1 (e) Pass an ordinance adopting the revenue development area as
2 required in RCW 39.102.090.

3 (2) Any local government that has created an increment area under
4 chapter 39.89 RCW (~~(that)~~) and has not issued bonds to finance any
5 public improvement (~~(shall be)~~) may apply to the board and have its
6 increment area considered for approval as a revenue development area
7 under this chapter without (~~(creating)~~) adopting a new (~~(increment)~~)
8 revenue development area under RCW 39.102.090 and 39.102.100 if it
9 amends its ordinance to comply with RCW 39.102.090(1) and otherwise
10 meets the conditions and limitations under this chapter.

11 (3) As a condition to imposing a sales and use tax under RCW
12 82.14.475, a sponsoring local government, including any cosponsoring
13 local government seeking authority to impose a sales and use tax under
14 RCW 82.14.475, must apply to the board and be approved for a project
15 award amount. The application shall be in a form and manner prescribed
16 by the board and include but not be limited to information establishing
17 that the applicant is an eligible candidate to impose the local sales
18 and use tax under RCW 82.14.475, the anticipated effective date for
19 imposing the tax, the estimated number of years that the tax will be
20 imposed, and the estimated amount of tax revenue to be received in each
21 fiscal year that the tax will be imposed. The board shall make
22 available forms to be used for this purpose. As part of the
23 application, each applicant must provide to the board a copy of the
24 ordinance or ordinances creating the revenue development area as
25 required in RCW 39.102.090. A notice of approval to use local
26 infrastructure financing shall contain a project award that represents
27 the maximum amount of state contribution that the applicant, including
28 any cosponsoring local governments, can earn each year that local
29 infrastructure financing is used. The total of all project awards
30 shall not exceed the annual state contribution limit. The
31 determination of a project award shall be made based on information
32 contained in the application and the remaining amount of annual state
33 contribution limit to be awarded. Determination of a project award by
34 the board is final.

35 (4)(a) Sponsoring local governments, and any cosponsoring local
36 governments, applying in calendar year 2007 for a competitive project
37 award, must submit completed applications to the board no later than
38 July 1, 2007. By September 15, 2007, in consultation with the

1 department of revenue and the department of community, trade, and
2 economic development, the board shall approve (~~qualified~~) competitive
3 project(s, up to the annual state contribution limit) awards from
4 competitive applications submitted by the 2007 deadline. No more than
5 two million five hundred thousand dollars in competitive project awards
6 shall be approved in 2007. For projects not approved by the board in
7 2007, sponsoring and cosponsoring local governments may apply again to
8 the board in 2008 for approval of a project.

9 (b) Sponsoring local governments, and any cosponsoring local
10 governments, applying in calendar year 2008 for a competitive project
11 award, must submit completed applications to the board no later than
12 July 1, 2008. By September 18, 2008, in consultation with the
13 department of revenue and the department of community, trade, and
14 economic development, the board shall approve competitive project
15 awards from competitive applications submitted by the 2008 deadline.
16 No more than two million five hundred thousand dollars in competitive
17 project awards shall be approved in 2008, except as provided in RCW
18 39.102.050(2). For projects not approved in 2008, sponsoring and
19 cosponsoring local governments may apply again to the board for
20 approval of a project.

21 (c) Sponsoring local governments, and any cosponsoring local
22 governments, applying in calendar year 2009 for a competitive project
23 award, must submit completed applications to the board no later than
24 July 1, 2009. By September 15, 2009, in consultation with the
25 department of revenue and the department of community, trade, and
26 economic development, the board shall approve competitive project
27 awards from competitive applications submitted by the 2009 deadline.

28 (d) Except as provided in RCW 39.102.050(2), a total of no more
29 than seven million five hundred thousand dollars in competitive project
30 awards shall be approved for local infrastructure financing. (~~Except~~
31 as provided in RCW 39.102.050, approvals shall be based on the
32 following criteria))

33 (e) The project selection criteria and weighting developed prior to
34 the effective date of this act for the application evaluation and
35 approval process shall apply to applications received prior to November
36 1, 2007. In evaluating applications for a competitive project award
37 after November 1, 2007, the board shall, in consultation with the

1 Washington state economic development commission, develop the relative
2 weight to be assigned to the following criteria:

3 ~~((a))~~ (i) The ~~((project))~~ project's potential to enhance the
4 sponsoring local government's regional and/or international
5 competitiveness;

6 ~~((b))~~ (ii) The project's ability to encourage mixed use and
7 transit-oriented development and the redevelopment of a geographic
8 area;

9 ~~((c))~~ (iii) Achieving an overall distribution of projects
10 statewide that reflect geographic diversity;

11 ~~((d))~~ (iv) The estimated wages and benefits for the project is
12 greater than the average labor market area;

13 ~~((e))~~ (v) The estimated state and local net employment change
14 over the life of the project;

15 ~~((f))~~ (vi) The current economic health and vitality of the
16 proposed revenue development area and the contiguous community and the
17 estimated impact of the proposed project on the proposed revenue
18 development area and contiguous community;

19 (vii) The estimated state and local net property tax change over
20 the life of the project; ~~((and~~

21 ~~((g))~~ (viii) The estimated state and local sales and use tax
22 increase over the life of the project;

23 (ix) An analysis that shows that, over the life of the project,
24 neither the local excise tax allocation revenues nor the local property
25 tax allocation revenues will constitute more than eighty percent of the
26 total local funds as described in RCW 39.102.020(29)(c); and

27 (x) If a project is located within an urban growth area, evidence
28 that the project utilizes existing urban infrastructure and that the
29 transportation needs of the project will be adequately met through the
30 use of local infrastructure financing or other sources.

31 (f)(i) Except as provided in this subsection (4)(f), the board may
32 not approve the use of local infrastructure financing within more than
33 one revenue development area per county.

34 (ii) In a county in which the board has approved the use of local
35 infrastructure financing, the use of such financing in additional
36 revenue development areas may be approved, subject to the following
37 conditions:

1 (A) The sponsoring local government is located in more than one
2 county; and

3 (B) The sponsoring local government designates a revenue
4 development area that comprises portions of a county within which the
5 use of local infrastructure financing has not yet been approved.

6 (iii) In a county where the local infrastructure financing tool is
7 authorized under RCW 39.102.050, the board may approve additional use
8 of the local infrastructure financing tool.

9 ~~(5) ((A revenue development area is considered created when the~~
10 ~~sponsoring local government, including any cosponsoring local~~
11 ~~government, has adopted an ordinance creating the revenue development~~
12 ~~area and the board has approved the sponsoring local government to use~~
13 ~~local infrastructure financing. If a sponsoring local government~~
14 ~~receives approval from the board after the fifteenth day of October to~~
15 ~~use local infrastructure financing, the revenue development area is~~
16 ~~considered created in the calendar year following the approval.))~~ Once
17 the board has approved the sponsoring local government, and any
18 cosponsoring local governments, to use local infrastructure financing,
19 notification ~~((shall))~~ must be sent by the board to the sponsoring
20 local government, and any cosponsoring local governments, authorizing
21 the sponsoring local government, and any cosponsoring local
22 governments, to impose the local sales and use tax authorized under RCW
23 82.14.475, subject to the conditions in RCW 82.14.475.

24 **Sec. 3.** RCW 39.102.050 and 2006 c 181 s 203 are each amended to
25 read as follows:

26 (1) In addition to a competitive process, demonstration projects
27 are provided to determine the feasibility of the local infrastructure
28 financing tool. Notwithstanding RCW 39.102.040, the board shall
29 approve each demonstration project ~~((before approving any other~~
30 ~~application))~~. Demonstration project applications must be received by
31 the board no later than July 1, 2008. The Bellingham waterfront
32 redevelopment project award shall not exceed one million dollars per
33 year, the Spokane river district project award shall not exceed one
34 million dollars per year, and the Vancouver riverwest project award
35 shall not exceed five hundred thousand dollars per year. The board
36 shall approve by September 15, 2007, demonstration project applications

1 submitted no later than July 1, 2007. The board shall approve by
2 September 18, 2008, demonstration project applications submitted by
3 July 1, 2008.

4 (2) If before board approval of the final competitive project award
5 in 2008, a demonstration project has not received approval by the
6 board, the state dollars set aside for the demonstration project in
7 subsection (1) of this section shall be available for the competitive
8 application process. If a demonstration project has received a partial
9 award before the approval of the final competitive project award, the
10 remaining state dollars set aside for the demonstration project in
11 subsection (1) of this section shall be available for the competitive
12 process.

13 **Sec. 4.** RCW 39.102.060 and 2006 c 181 s 204 are each amended to
14 read as follows:

15 The designation of a revenue development area is subject to the
16 following limitations:

17 (1) The taxable real property within the revenue development area
18 boundaries may not exceed one billion dollars in assessed value at the
19 time the revenue development area is designated;

20 (2) The average assessed value per square foot of taxable land
21 within the revenue development area boundaries, as of January 1st of
22 the year the application is submitted to the board under RCW
23 39.102.040, may not exceed seventy dollars at the time the revenue
24 development area is designated;

25 ~~(3) ((No more than one revenue development area may be created in~~
26 ~~a county))~~ No revenue development area shall have within its geographic
27 boundaries any part of a hospital benefit zone under chapter 39.100 RCW
28 or any part of another revenue development area created under this
29 chapter;

30 (4) A revenue development area is limited to contiguous tracts,
31 lots, pieces, or parcels of land without the creation of islands of
32 property not included in the revenue development area;

33 (5) The boundaries may not be drawn to purposely exclude parcels
34 where economic growth is unlikely to occur;

35 (6) The public improvements financed through local infrastructure
36 financing must be located in the revenue development area;

1 (7) A revenue development area cannot comprise an area containing
2 more than twenty-five percent of the total assessed value of the
3 taxable real property within the boundaries of the sponsoring local
4 government, including any cosponsoring local government, at the time
5 the revenue development area is designated;

6 (8) The boundaries of the revenue development area shall not be
7 changed for the time period that local infrastructure financing is
8 used; and

9 (9) A revenue development area cannot include any part of an
10 increment area created under chapter 39.89 RCW, except those increment
11 areas created prior to January 1, 2006.

12 **Sec. 5.** RCW 39.102.090 and 2006 c 181 s 207 are each amended to
13 read as follows:

14 (1) To (~~create~~) adopt a revenue development area, a sponsoring
15 local government, and any cosponsoring local government, must adopt an
16 ordinance establishing the revenue development area that:

17 (a) Describes the public improvements proposed to be made in the
18 revenue development area;

19 (b) Describes the boundaries of the revenue development area,
20 subject to the limitations in RCW 39.102.060;

21 (c) Estimates the cost of the proposed public improvements and the
22 portion of these costs to be financed by local infrastructure
23 financing;

24 (d) Estimates the time during which local excise tax allocation
25 revenues, local property tax allocation revenues, and other revenues
26 from local public sources are to be used for local infrastructure
27 financing;

28 (e) Provides the date when the use of local excise tax allocation
29 revenues and local property tax allocation revenues will commence; and

30 (f) Finds that the conditions in RCW 39.102.070 are met and the
31 findings in RCW 39.102.080 are complete.

32 (2) The sponsoring local government, and any cosponsoring local
33 government, must hold a public hearing on the proposed financing of the
34 public improvements in whole or in part with local infrastructure
35 financing (~~at least thirty days~~) before passage of the ordinance
36 establishing the revenue development area. The public hearing may be
37 held by either the governing body of the sponsoring local government

1 and the governing body of any cosponsoring local government, or by a
2 committee of those governing bodies that includes at least a majority
3 of the whole governing body or bodies. The public hearing is subject
4 to the notice requirements in RCW 39.102.100.

5 (3) The sponsoring local government, and any cosponsoring local
6 government, shall deliver a certified copy of the adopted ordinance to
7 the county treasurer, the governing body of each participating local
8 government and participating taxing district within which the revenue
9 development area is located, the board, and the department.

10 **Sec. 6.** RCW 39.102.110 and 2006 c 181 s 301 are each amended to
11 read as follows:

12 (1) A sponsoring local government or participating local government
13 that has received approval by the board to use local infrastructure
14 financing may use annually its local excise tax allocation revenues to
15 finance public improvements in the revenue development area financed in
16 whole or in part by local infrastructure financing. The use of local
17 excise tax allocation revenues dedicated by participating local
18 governments must cease (~~when such allocation revenues are no longer~~
19 ~~necessary or obligated to pay bonds issued to finance the public~~
20 ~~improvements in the revenue development area~~) on the date specified in
21 the written agreement required in RCW 39.102.080(1), or if no date is
22 specified then the date when the local tax under RCW 82.14.475 expires.
23 Any participating local government is authorized to dedicate local
24 excise tax allocation revenues to the sponsoring local government as
25 authorized in RCW 39.102.080(1).

26 (2) A sponsoring local government shall provide the board accurate
27 information describing the geographical boundaries of the revenue
28 development area at the time of application. The information shall be
29 provided in an electronic format or manner as prescribed by the
30 department. The sponsoring local government shall ensure that the
31 boundary information provided to the board and department is kept
32 current.

33 (3) In the event a city annexes a county area located within a
34 county-sponsored revenue development area, the city shall remit to the
35 county the portion of the local excise tax allocation revenue that the
36 county would have received had the area not been annexed to the county.

1 The city shall remit such revenues until such time as the bonds issued
2 under RCW 39.102.150 are retired.

3 **Sec. 7.** RCW 39.102.120 and 2006 c 181 s 302 are each amended to
4 read as follows:

5 (1) Commencing in the second calendar year following (~~the passage~~
6 ~~of the ordinance creating a revenue development area and authorizing~~
7 ~~the use of local infrastructure financing~~) board approval of a revenue
8 development area, the county treasurer shall distribute receipts from
9 regular taxes imposed on real property located in the revenue
10 development area as follows:

11 (a) Each participating taxing district and the sponsoring local
12 government shall receive that portion of its regular property taxes
13 produced by the rate of tax levied by or for the taxing district on the
14 property tax allocation revenue base value for that local
15 infrastructure financing project in the taxing district, or upon the
16 total assessed value of real property in the taxing district, whichever
17 is smaller; and

18 (b) The sponsoring local government shall receive an additional
19 portion of the regular property taxes levied by it and by or for each
20 participating taxing district upon the property tax allocation revenue
21 value within the revenue development area. However, if there is no
22 property tax allocation revenue value, the sponsoring local government
23 shall not receive any additional regular property taxes under this
24 subsection (1)(b). The sponsoring local government may agree to
25 receive less than the full amount of the additional portion of regular
26 property taxes under this subsection (1)(b) as long as bond debt
27 service, reserve, and other bond covenant requirements are satisfied,
28 in which case the balance of these tax receipts shall be allocated to
29 the participating taxing districts that levied regular property taxes,
30 or have regular property taxes levied for them, in the revenue
31 development area for collection that year in proportion to their
32 regular tax levy rates for collection that year. The sponsoring local
33 government may request that the treasurer transfer this additional
34 portion of the property taxes to its designated agent. The portion of
35 the tax receipts distributed to the sponsoring local government or its
36 agent under this subsection (1)(b) may only be expended to finance

1 public improvement costs associated with the public improvements
2 financed in whole or in part by local infrastructure financing.

3 (2) The county assessor shall allocate any increase in the assessed
4 value of real property occurring in the revenue development area to the
5 property tax allocation revenue value and property tax allocation
6 revenue base value as appropriate. This section does not authorize
7 revaluations of real property by the assessor for property taxation
8 that are not made in accordance with the assessor's revaluation plan
9 under chapter 84.41 RCW or under other authorized revaluation
10 procedures.

11 (3) The apportionment of increases in assessed valuation in a
12 revenue development area, and the associated distribution to the
13 sponsoring local government of receipts from regular property taxes
14 that are imposed on the property tax allocation revenue value, must
15 cease when property tax allocation revenues are no longer (~~necessary~~
16 ~~or~~) obligated to pay the costs of the public improvements. Any excess
17 local property tax allocation revenues derived from regular property
18 taxes and earnings on these tax allocation revenues, remaining at the
19 time the allocation of tax receipts terminates, must be returned to the
20 county treasurer and distributed to the participating taxing districts
21 that imposed regular property taxes, or had regular property taxes
22 imposed for it, in the revenue development area for collection that
23 year, in proportion to the rates of their regular property tax levies
24 for collection that year.

25 (4) The allocation to the revenue development area of portions of
26 the local regular property taxes levied by or for each taxing district
27 upon the property tax allocation revenue value within that revenue
28 development area is declared to be a public purpose of and benefit to
29 each such taxing district.

30 (5) The allocation of local property tax allocation revenues
31 pursuant to this section shall not affect or be deemed to affect the
32 rate of taxes levied by or within any taxing district or the
33 consistency of any such levies with the uniformity requirement of
34 Article VII, section 1 of the state Constitution.

35 (6) This section does not apply to those revenue development areas
36 that include any part of an increment area created under chapter 39.89
37 RCW.

1 **Sec. 8.** RCW 82.14.475 and 2006 c 181 s 401 are each amended to
2 read as follows:

3 (1) A sponsoring local government, and any cosponsoring local
4 government, that has been approved by the board to use local
5 infrastructure financing may impose a sales and use tax in accordance
6 with the terms of this chapter and subject to the criteria set forth in
7 this section. Except as provided in this section, the tax is in
8 addition to other taxes authorized by law and shall be collected from
9 those persons who are taxable by the state under chapters 82.08 and
10 82.12 RCW upon the occurrence of any taxable event within the taxing
11 jurisdiction of the sponsoring local government or cosponsoring local
12 government. The rate of tax shall not exceed the rate provided in RCW
13 82.08.020(1), less the aggregate rates of any other local sales and use
14 taxes imposed on the same taxable events that are credited against the
15 state sales and use taxes imposed under chapters 82.08 and 82.12 RCW.
16 The rate of tax may be changed only on the first day of a fiscal year
17 as needed. Notice of rate changes must be provided to the department
18 on the first day of March to be effective on July 1st of the next
19 fiscal year.

20 (2) The tax authorized under subsection (1) of this section shall
21 be credited against the state taxes imposed under chapter 82.08 or
22 82.12 RCW. The department shall perform the collection of such taxes
23 on behalf of the sponsoring local government or cosponsoring local
24 government at no cost to the sponsoring local government or
25 cosponsoring local government and shall remit the taxes as provided in
26 RCW 82.14.060.

27 (3)(a) No tax may be imposed under the authority of this section:

28 (i) Before July 1, 2008;

29 (ii) Before approval by the board under RCW 39.102.040; and

30 (iii) (~~Except as provided in (b) of this subsection, unless~~)
31 Before the sponsoring local government has received (~~and dedicated to~~
32 ~~the payment of bonds authorized in RCW 39.102.150, in whole or in part,~~
33 ~~both~~) local excise tax allocation revenues (~~and~~), local property tax
34 allocation revenues, or both, during the preceding calendar year.

35 (b) (~~The requirement to receive local property tax allocation~~
36 ~~revenues under (a) of this subsection is waived if the revenue~~
37 ~~development area coincides with or is contained entirely within the~~

1 ~~boundaries of an increment area adopted by a local government under the~~
2 ~~authority of chapter 39.89 RCW for the purposes of utilizing community~~
3 ~~revitalization financing.~~

4 (e)) The tax imposed under this section shall expire when the
5 bonds issued under the authority of RCW 39.102.150 are retired, but not
6 more than twenty-five years after the tax is first imposed.

7 (4) An ordinance adopted by the legislative authority of a
8 sponsoring local government or cosponsoring local government imposing
9 a tax under this section shall provide that:

10 (a) The tax shall first be imposed on the first day of a fiscal
11 year;

12 (b) The cumulative amount of tax received by the sponsoring local
13 government, and any cosponsoring local government, in any fiscal year
14 shall not exceed the amount of the state contribution;

15 (c) The tax shall cease to be distributed for the remainder of any
16 fiscal year in which either:

17 (i) The amount of tax received by the sponsoring local government,
18 and any cosponsoring local government, equals the amount of the state
19 contribution;

20 (ii) The amount of revenue from taxes imposed under this section by
21 all sponsoring and cosponsoring local governments equals the annual
22 state contribution limit; or

23 (iii) The amount of tax received by the sponsoring local government
24 equals the amount of project award granted in the approval notice
25 described in RCW 39.102.040;

26 (d) (~~Except when the requirement to receive local property tax~~
27 ~~allocation revenues is waived as provided in subsection (3)(b) of this~~
28 ~~section,~~) Neither the local excise tax allocation revenues nor the
29 local property tax allocation revenues ((can be)) may constitute more
30 than eighty percent of the total local funds as described in RCW
31 39.102.020(29)(c). This requirement applies beginning January 1st of
32 the fifth calendar year after the calendar year in which the sponsoring
33 local government begins allocating local excise tax allocation revenues
34 under RCW 39.102.110;

35 (e) The tax shall be distributed again, should it cease to be
36 distributed for any of the reasons provided in (c) of this subsection,
37 at the beginning of the next fiscal year, subject to the restrictions
38 in this section; and

1 (f) Any revenue generated by the tax in excess of the amounts
2 specified in (c) of this subsection shall belong to the state of
3 Washington.

4 (5) If a county and city cosponsor a revenue development area, the
5 combined rates of the city and county tax shall not exceed the rate
6 provided in RCW 82.08.020(1), less the aggregate rates of any other
7 local sales and use taxes imposed on the same taxable events that are
8 credited against the state sales and use taxes imposed under chapters
9 82.08 and 82.12 RCW. The combined amount of distributions received by
10 both the city and county may not exceed the state contribution.

11 (6) The department shall determine the amount of tax receipts
12 distributed to each sponsoring local government, and any cosponsoring
13 local government, imposing sales and use tax under this section and
14 shall advise a sponsoring or cosponsoring local government when tax
15 distributions for the fiscal year equal the amount of state
16 contribution for that fiscal year as provided in subsection (8) of this
17 section. Determinations by the department of the amount of tax
18 distributions attributable to each sponsoring or cosponsoring local
19 government are final and shall not be used to challenge the validity of
20 any tax imposed under this section. The department shall remit any tax
21 receipts in excess of the amounts specified in subsection (4)(c) of
22 this section to the state treasurer who shall deposit the money in the
23 general fund.

24 (7) If a sponsoring or cosponsoring local government fails to
25 comply with RCW 39.102.140, no tax may be distributed in the subsequent
26 fiscal year until such time as the sponsoring or cosponsoring local
27 government complies and the department calculates the state
28 contribution amount for such fiscal year.

29 (8) Each year, the amount of taxes approved by the department for
30 distribution to a sponsoring or cosponsoring local government in the
31 next fiscal year shall be equal to the state contribution and shall be
32 no more than the total local funds as described in RCW
33 39.102.020(29)(c). The department shall consider information from
34 reports described in RCW 39.102.140 when determining the amount of
35 state contributions for each fiscal year. A sponsoring or cosponsoring
36 local government shall not receive, in any fiscal year, more revenues
37 from taxes imposed under the authority of this section than the amount
38 approved annually by the department. The department shall not approve

1 the receipt of more distributions of sales and use tax under this
2 section to a sponsoring or cosponsoring local government than is
3 authorized under subsection (4) of this section.

4 (9) The amount of tax distributions received from taxes imposed
5 under the authority of this section by all sponsoring and cosponsoring
6 local governments is limited annually to not more than ~~((five))~~ ten
7 million dollars. ~~((The tax distributions shall be available to the
8 sponsoring local government, and any cosponsoring local government,
9 imposing a tax under this section only as long as the sponsoring local
10 government has outstanding indebtedness under RCW 39.102.150.))~~

11 (10) The definitions in RCW 39.102.020 apply to this section unless
12 the context clearly requires otherwise.

13 (11) If a sponsoring local government is a federally recognized
14 Indian tribe, the distribution of the sales and use tax authorized
15 under this section shall be authorized through an interlocal agreement
16 pursuant to chapter 39.34 RCW.

17 (12) Subject to section 14 of this act, the tax imposed under the
18 authority of this section may be applied either to provide for the
19 payment of debt service on bonds issued under RCW 39.102.150 by the
20 sponsoring local government or to pay public improvement costs on a
21 pay-as-you-go basis, or both.

22 (13) The tax imposed under the authority of this section shall
23 cease to be imposed if the sponsoring local government or cosponsoring
24 local government fails to issue bonds under the authority of RCW
25 39.102.150 by June 30th of the fifth fiscal year in which the local tax
26 authorized under this section is imposed.

27 **Sec. 9.** RCW 39.102.140 and 2006 c 181 s 403 are each amended to
28 read as follows:

29 (1) A sponsoring local government shall provide a report to the
30 board and the department by March 1st of each year. The report shall
31 contain the following information:

32 (a) The amount of local excise tax allocation revenues, ~~((and))~~
33 local property tax allocation revenues, other revenues from local
34 public sources, and taxes under RCW 82.14.475 ~~((, and revenues from~~
35 ~~local public sources))~~ received by the sponsoring local government
36 during the preceding calendar year that were dedicated to pay the

1 public improvements financed in whole or in part with local
2 infrastructure financing, and a summary of how these revenues were
3 expended;

4 (b) The names of any businesses locating within the revenue
5 development area as a result of the public improvements undertaken by
6 the sponsoring local government and financed in whole or in part with
7 local infrastructure financing;

8 (c) The total number of permanent jobs created in the revenue
9 development area as a result of the public improvements undertaken by
10 the sponsoring local government and financed in whole or in part with
11 local infrastructure financing;

12 (d) The average wages and benefits received by all employees of
13 businesses locating within the revenue development area as a result of
14 the public improvements undertaken by the sponsoring local government
15 and financed in whole or in part with local infrastructure financing;
16 and

17 (e) That the sponsoring local government is in compliance with RCW
18 39.102.070.

19 (2) The board shall make a report available to the public and the
20 legislature by June 1st of each year. The report shall include a list
21 of public improvements undertaken by sponsoring local governments and
22 financed in whole or in part with local infrastructure financing and it
23 shall also include a summary of the information provided to the
24 department by sponsoring local governments under subsection (1) of this
25 section.

26 **Sec. 10.** RCW 39.102.150 and 2006 c 181 s 501 are each amended to
27 read as follows:

28 (1) A sponsoring local government that has designated a revenue
29 development area and been authorized the use of local infrastructure
30 financing may incur general indebtedness, and issue general obligation
31 bonds, to finance the public improvements and retire the indebtedness
32 in whole or in part from local excise tax allocation revenues, local
33 property tax allocation revenues, and sales and use taxes imposed under
34 the authority of RCW 82.14.475 that it receives, subject to the
35 following requirements:

36 (a) The ordinance adopted by the sponsoring local government and

1 authorizing the use of local infrastructure financing indicates an
2 intent to incur this indebtedness and the maximum amount of this
3 indebtedness that is contemplated; and

4 (b) The sponsoring local government includes this statement of the
5 intent in all notices required by RCW (~~(39.102.090)~~) 39.102.100.

6 (2)(a) Except as provided in (b) of this subsection, the general
7 indebtedness incurred under subsection (1) of this section may be
8 payable from other tax revenues, the full faith and credit of the local
9 government, and nontax income, revenues, fees, and rents from the
10 public improvements, as well as contributions, grants, and nontax money
11 available to the local government for payment of costs of the public
12 improvements or associated debt service on the general indebtedness.

13 (b) A sponsoring local government that issues bonds under this
14 section shall not pledge any money received from the state of
15 Washington for the payment of such bonds, other than the local sales
16 and use taxes imposed under the authority of RCW 82.14.475 and
17 collected by the department.

18 (3) In addition to the requirements in subsection (1) of this
19 section, a sponsoring local government designating a revenue
20 development area and authorizing the use of local infrastructure
21 financing may require the nonpublic participant to provide adequate
22 security to protect the public investment in the public improvement
23 within the revenue development area.

24 (4) Bonds issued under this section shall be authorized by
25 ordinance of the governing body of the sponsoring local government and
26 may be issued in one or more series and shall bear such date or dates,
27 be payable upon demand or mature at such time or times, bear interest
28 at such rate or rates, be in such denomination or denominations, be in
29 such form either coupon or registered as provided in RCW 39.46.030,
30 carry such conversion or registration privileges, have such rank or
31 priority, be executed in such manner, be payable in such medium of
32 payment, at such place or places, and be subject to such terms of
33 redemption with or without premium, be secured in such manner, and have
34 such other characteristics, as may be provided by such ordinance or
35 trust indenture or mortgage issued pursuant thereto.

36 (5) The sponsoring local government may annually pay into a fund to
37 be established for the benefit of bonds issued under this section a
38 fixed proportion or a fixed amount of any local excise tax allocation

1 revenues and local property tax allocation revenues derived from
2 property or business activity within the revenue development area
3 containing the public improvements funded by the bonds, such payment to
4 continue until all bonds payable from the fund are paid in full. The
5 local government may also annually pay into the fund established in
6 this section a fixed proportion or a fixed amount of any revenues
7 derived from taxes imposed under RCW 82.14.475, such payment to
8 continue until all bonds payable from the fund are paid in full.
9 Revenues derived from taxes imposed under RCW 82.14.475 are subject to
10 the use restriction in RCW 39.102.130.

11 (6) In case any of the public officials of the sponsoring local
12 government whose signatures appear on any bonds or any coupons issued
13 under this chapter shall cease to be such officials before the delivery
14 of such bonds, such signatures shall, nevertheless, be valid and
15 sufficient for all purposes, the same as if such officials had remained
16 in office until such delivery. Any provision of any law to the
17 contrary notwithstanding, any bonds issued under this chapter are fully
18 negotiable.

19 (7) Notwithstanding subsections (4) through (6) of this section,
20 bonds issued under this section may be issued and sold in accordance
21 with chapter 39.46 RCW.

22 **Sec. 11.** RCW 39.102.130 and 2006 c 181 s 402 are each amended to
23 read as follows:

24 Money collected from the taxes imposed under RCW 82.14.475
25 (~~shall~~) may be used only for the purpose of (~~principal and interest~~
26 ~~payments on bonds issued under the authority of RCW 39.102.150~~) paying
27 debt service on bonds issued under the authority of RCW 39.102.150 or
28 to pay public improvement costs on a pay-as-you-go basis as provided in
29 section 14 of this act, or both.

30 NEW SECTION. **Sec. 12.** RCW 39.102.180 (General indebtedness,
31 general obligation bonds--Authority--Security) and 2006 c 181 s 504 are
32 each repealed.

33 NEW SECTION. **Sec. 13.** A new section is added to chapter 39.102
34 RCW to read as follows:

1 The department of revenue and the community economic revitalization
2 board may adopt any rules under chapter 34.05 RCW they consider
3 necessary for the administration of this chapter.

4 NEW SECTION. **Sec. 14.** A new section is added to chapter 39.102
5 RCW to read as follows:

6 Local excise tax allocation revenues, local property tax allocation
7 revenues, other revenues from local public sources, that are dedicated
8 to local infrastructure financing, and revenues received from the local
9 option sales and use tax authorized in RCW 82.14.475, may not be used
10 to pay for public improvement costs on a pay-as-you-go basis after the
11 date that the sponsoring local government that issued the bonds as
12 provided in RCW 39.102.150 is required to begin paying debt service on
13 those bonds.

14 NEW SECTION. **Sec. 15.** This act applies retroactively as well as
15 prospectively.

16 NEW SECTION. **Sec. 16.** If any provision of this act or its
17 application to any person or circumstance is held invalid, the
18 remainder of the act or the application of the provision to other
19 persons or circumstances is not affected.

20 NEW SECTION. **Sec. 17.** This act expires June 30, 2039."

21 Correct the title.

EFFECT: (1) Clarifies that the new criteria for the competitive
round of projects added to the Local Infrastructure Financing Tool
program by this act and the Washington State Economic Development
Commission will apply to applications received after November 1, 2007.

(2) Removes the requirement that the applicant demonstrate that the
project will not contribute to sprawl.

(3) Adds to the criteria used to evaluate the competitive projects,
including: The project's ability to encourage transit-oriented
development; the current economic health of the proposed revenue
development area (RDA) and the contiguous community and the estimated
impact of the project on the RDA and contiguous community; an analysis
that demonstrates that, over the life of the project, neither the local

excise tax allocation revenues nor the local property tax allocation revenues will constitute more than 80 percent of the total local funds; and if a project is located within a growth management area, evidence that the project utilizes existing urban infrastructure or that the transportation needs of the project will be adequately met through the use of the local infrastructure financing or other sources.

(4) Reinserts the one RDA per county restriction, but adds an exception for a local sponsoring government that is located in more than one county and an exception for counties with named demonstration projects.

(5) Reinserts the \$70 per square foot restriction for an RDA and clarifies that the value of the land is taken as of January 1st of the year in which the application to the Community Economic Revitalization Board is submitted.

(6) Reinserts the restriction that the boundaries of an RDA cannot be drawn to purposefully exclude parcels where economic growth is unlikely to occur.

(7) Requires that the local government meet the 80-20 requirement for the local funds by the fifth year of allocating local excise tax revenues.

--- END ---