



Ohio Legislative Service Commission

Bill Analysis

Amanda George

S.B. 45

131st General Assembly
(As Introduced)

Sens. Skindell and Eklund, Tavares, Schiavoni, Seitz, Thomas

BILL SUMMARY

- Authorizes the creation of a special improvement district for the purpose of developing and implementing Lake Erie shoreline improvement projects.
- Defines "shoreline improvement project," and includes such a project as a public improvement for the purpose of special improvement districts.
- With regard to special improvement districts created for shoreline improvement projects, does all of the following:
 - Allows such a district to include noncontiguous territory under specified conditions;
 - Allows such a district to include property held by the state in trust for the people;
 - Requires a petition for the creation of such a district to be signed by 100% of the property owners located within the proposed district who are to be assessed for a shoreline improvement project;
 - Requires all activities associated with a shoreline improvement project to comply with all applicable zoning requirements, environmental laws and regulations, and applicable requirements established in the Coastal Management Law and rules adopted under it; and
 - Requires the levy of a special assessment for a shoreline improvement project to be for not more than 30 years from the date of the approval of the district's initial plan.

CONTENT AND OPERATION

The bill authorizes the creation of a special improvement district for the purpose of developing and implementing Lake Erie shoreline improvement projects.¹ The bill defines "shoreline improvement project" to mean acquiring, constructing, installing, equipping, improving, maintaining, or repairing real or tangible property necessary or useful for making improvements to abate erosion along the Lake Erie shoreline.²

Under current law, a special improvement district may be created by a petition of property owners within the proposed district, within the boundaries of a municipal corporation, a township, or any combination of contiguous municipal corporations and townships, for the purpose of developing and implementing plans for public improvements and public services that benefit the district. All territory in a special improvement district must be contiguous.³

The bill includes shoreline improvement projects as public improvements for those purposes.⁴ It then provides that a special improvement district created for the purpose of developing and implementing a plan for shoreline improvement projects may consist of noncontiguous territory if at least one shoreline improvement project is designated for each parcel of real property included within the special improvement district. In addition, the bill establishes the following provisions expressly governing special improvement districts created for shoreline improvement projects:

(1) Such a special improvement district may include property held by the state in trust for the people;⁵

(2) A petition for the creation of such a district must be signed by 100% of the property owners located within the proposed district who are to be assessed for a shoreline improvement project, and at least one shoreline improvement project must be designated for each parcel of real property within the district;⁶

¹ R.C. 1710.02(A).

² R.C. 1710.01(O).

³ R.C. 1710.02(A) and 1710.06.

⁴ R.C. 1710.01(G).

⁵ R.C. 1710.02(A).

⁶ R.C. 1710.02(E) and 1710.06(B).

(3) All activities associated with a shoreline improvement project that is implemented through the creation of a special improvement district must comply with all applicable local zoning requirements, all local, state, and federal environmental laws and regulations, and all applicable requirements established in the Coastal Management Law and rules adopted under it;⁷

(4) The levy of a special assessment for a shoreline improvement project must be for not more than 30 years from the date of the approval of the district's initial plan rather than, in the case of most special improvement districts, not more than ten years from that date;⁸ and

(5) Additional territory may be added to the district following its creation if at least one shoreline improvement project is designated for each parcel of real property included within the additional territory and the district's initial plan authorizes the addition of territory.⁹

HISTORY

ACTION	DATE
Introduced	02-11-15

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⁷ R.C. 1710.02(E).

⁸ R.C. 1710.02(F).

⁹ R.C. 1710.02(A) and (F).

