

SENATE STAFF ANALYSIS AND ECONOMIC IMPACT STATEMENT

(This document is based only on the provisions contained in the legislation as of the latest date listed below.)

BILL: SB 2612

SPONSOR: Senator Campbell

SUBJECT: Broward County and the South Broward Hospital District

DATE: March 30, 1999 REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	<u>Cooper</u>	<u>Yeatman</u>	<u>CA</u>	<u>Favorable</u>
2.	_____	_____	<u>RC</u>	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____

I. Summary:

This local bill exempts the South Broward Hospital District from tax increments of any community redevelopment agency created after December 31, 1997.

This bill amends chapter 24415, L.O.F., 1947.

II. Present Situation:

Part III of ch. 163, F.S., the "Community Redevelopment Act of 1969," grants local governments with the authority to establish community redevelopment agencies (CRAs). CRAs are used to assist local governments in the elimination of slum and blight and to restore the declining tax base of these areas. CRAs are required to develop a community redevelopment plan for the rehabilitation and redevelopment of designated slum and blighted areas, and are permitted to establish a redevelopment trust fund using revenues derived from tax increment financing.

In tax increment financing, property values in a certain defined community redevelopment area are frozen by local ordinance at the assessed value for a particular base year. As redevelopment proceeds within the redevelopment area, the actual assessed value of property within the redevelopment area should increase. Taxing authorities located within the community redevelopment area are required to deposit the incremental revenue received as a result of this increase in property value in a redevelopment trust fund established by the CRA to pay for the redevelopment. A "public body" or "taxing authority" is defined in s. 163.340(2), F.S., as the state or any county, municipality, authority, special district as defined in s. 165.031(5), or other public body of the state, except a school district.

The South Broward Hospital District was created by ch. 24415, L.O.F., in 1947. Currently, it is considered a public body or taxing authority for the purposes of part III of ch. 163, F.S. The

hospital district is currently subject to tax increments of any community redevelopment agencies within which the hospital district is located.

III. Effect of Proposed Changes:

Section 1 adds s. 41 to ch. 24415, Laws of Florida, 1947, to provide that the South Broward Hospital District is not to be considered a “public body” or “taxing authority” as those terms are used in part III of ch. 163, F.S. Consequently, the district would not be required to submit tax increment revenues to any CRAs in the district. However, the bill provides that “this provision shall not apply to any community redevelopment agencies established prior to January 1, 1998.” The exemption only applies to CRAs established after January 1, 1998.

Section 2 provides that this act shall take effect upon becoming a law, and shall apply retroactively to December 31, 1998.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

V. Economic Impact and Fiscal Note:

A. Tax/Fee Issues:

If a community redevelopment authority is established after January 1, 1998, it will not derive any tax increments (revenues) from the South Broward Hospital District.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

Notice of this local bill was published, January 31, 1998 in the Miami Herald, Miami-Dade County, Florida. There is no referendum required.

VIII. Amendments:

None.

This Senate staff analysis does not reflect the intent or official position of the bill's sponsor or the Florida Senate.
