

By: Representative Zuber

To: Municipalities

HOUSE BILL NO. 564

1 AN ACT TO AMEND SECTION 43-35-31, MISSISSIPPI CODE OF 1972,  
 2 TO REVISE THE DEFINITION OF "URBAN RENEWAL PROJECT POWERS" BY  
 3 REMOVING FROM ANY URBAN RENEWAL AGENCY OR HOUSING AUTHORITY THE  
 4 POWER TO EXERCISE EMINENT DOMAIN WHEN AN AGENCY OR AUTHORITY IS  
 5 OPERATING UNDER THE URBAN RENEWAL LAW; AND FOR RELATED PURPOSES.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

7 **SECTION 1.** Section 43-35-31, Mississippi Code of 1972, is  
 8 amended as follows:

9 43-35-31. (a) A municipality may itself exercise its urban  
 10 renewal project powers (as herein defined) or may, if the local  
 11 governing body by resolution determines such action to be in the  
 12 public interest, elect to have such powers exercised by the urban  
 13 renewal agency (created by Section 43-35-33) or by the housing  
 14 authority, if one exists or is subsequently established in the  
 15 community. In the event the local governing body makes such  
 16 determination, the urban renewal agency or the housing authority,  
 17 as the case may be, shall be vested with all of the urban renewal  
 18 project powers in the same manner as though all such powers were  
 19 conferred on such agency or authority instead of the municipality.



20 If the local governing body does not elect to make such  
21 determination, the municipality, in its discretion, may exercise  
22 its urban renewal project powers through a board or commissioner  
23 or through such officers of the municipality as the local  
24 governing body may by resolution determine.

25 (b) As used in this section, the term "urban renewal project  
26 powers" shall include the rights, powers, functions and duties of  
27 a municipality under this article, except the following: the  
28 power to determine an area to be a slum or blighted area or  
29 combination thereof and to designate such area as appropriate for  
30 an urban renewal project and to hold any public hearings required  
31 with respect thereto; the power to approve urban renewal plans and  
32 modifications thereof; the power to establish a general plan for  
33 the locality as a whole; the power to formulate a workable program  
34 under Section 43-35-9; the power to make the determinations and  
35 findings provided for in Section 43-35-7, Section 43-35-11, and  
36 subsection (d) of Section 43-35-13; the power to issue general  
37 obligation bonds; \* \* \* the power to appropriate funds, to levy  
38 taxes and assessments, and to exercise other powers provided for  
39 in subsection (h) of Section 43-35-15 and the power to exercise  
40 eminent domain.

41 **SECTION 2.** This act shall take effect and be in force from  
42 and after July 1, 2024.

