

By: Representatives Robinson (84th),
Snowden, Young

To: Local and Private
Legislation

HOUSE BILL NO. 1856
(As Sent to Governor)

1 AN ACT TO AUTHORIZE THE GOVERNING AUTHORITIES OF THE CITY OF
2 MERIDIAN, MISSISSIPPI, TO ENTER INTO AGREEMENTS WITH DEVELOPERS TO
3 PROVIDE THAT IF A DEVELOPER AGREES TO CONSTRUCT AND DEVELOP ANY
4 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AS PART OF A SUBDIVISION OR
5 OTHER DEVELOPMENT PLAN APPROVED BY THE GOVERNING AUTHORITIES
6 INSIDE THE CITY, THEN THE GOVERNING AUTHORITIES MAY REIMBURSE THE
7 DEVELOPER FOR A PORTION OF THE COSTS INCURRED BY THE DEVELOPER IN
8 CONSTRUCTING AND INSTALLING INFRASTRUCTURE IMPROVEMENTS AS PART OF
9 ANY SUCH RESIDENTIAL DEVELOPMENT; AND FOR RELATED PURPOSES.

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

11 **SECTION 1.** As used in this act, the following words shall
12 have the meanings ascribed to them in this section unless
13 otherwise clearly indicated by the context in which they are used:

14 (a) "City" means the City of Meridian, Mississippi.

15 (b) "Developer" means any person, corporation,
16 partnership or other entity engaged in the business of
17 constructing and developing single-family residential real
18 property dwellings as part of a subdivision or other development
19 plan approved by the governing authorities.

20 (c) "Governing authorities" means the governing
21 authorities of the City of Meridian, Mississippi.

22 (d) "Infrastructure improvements" means water
23 improvements and sewer improvements such as water lines, sewer
24 lines, and any other improvements designated as such by ordinance
25 of the governing authorities, which improvements are designed and
26 constructed in accordance with specifications and any other
27 requirements of the city, and which improvements become public
28 property of the city.

29 (e) "Residential development" means the construction
30 and development of single-family residential real property

31 dwellings as part of a subdivision or other development plan
32 approved by the governing authorities.

33 **SECTION 2.** (1) The governing authorities may enter into any
34 contract or other form of agreement with a developer to provide
35 that if the developer agrees to construct and develop any
36 residential development inside the corporate boundaries of the
37 city, then the governing authorities may reimburse the developer
38 for a portion, not to exceed twenty-five percent (25%), of the
39 costs incurred by the developer in constructing and installing
40 infrastructure improvements as part of any such residential
41 development. However, if the new dwellings constructed as part of
42 the residential development have an average sale price of One
43 Hundred Twenty-five Thousand Dollars (\$125,000.00) or less, then
44 the governing authorities may reimburse the developer for not more
45 than thirty percent (30%) of the costs incurred by the developer
46 in constructing and installing infrastructure improvements as part
47 of the residential development. No reimbursements shall be paid
48 from funds derived from water and sewer services if such payments
49 will result in a rate increase for water and sewer services for
50 existing customers. No reimbursement shall be made to any
51 developer unless the governing authorities shall have approved the
52 developer's request for eligibility for such reimbursement prior
53 to the time the actual construction of the infrastructure
54 improvements shall have commenced. Uniform eligibility standards
55 shall be established by resolution of the governing authority.

56 (2) Any contract entered into between the governing
57 authorities and a developer under this act may be subject to any
58 terms and conditions accepted and agreed upon by the governing
59 authorities and the developer and shall not be subject to the
60 provisions of Section 31-7-1 et seq., or any other law regarding
61 public contracts.

62 **SECTION 3.** This act shall take effect and be in force from
63 and after its passage.