

CS/HB 7203 — Community Development Districts

by Economic Development and Community Affairs Policy Council; Finance and Tax Council; and Rep. Bogdanoff (CS/SB 1866 by Finance and Tax Committee and Senator Altman)

Community Development Districts (CDDs) are local units of special-purpose government created pursuant to Chapter 190, F.S. They are authorized to exercise the limited and specialized functions described in that chapter, through a board of supervisors, for the purpose of facilitating the delivery of urban community development services in concert with private developers. Among the powers granted to CDDs are the power to raise money by way of user fees and charges, to impose special assessments, to issue bonds and to levy taxes and special assessments when approved.

CDDs may be exclusively comprised of land used only for commercial purposes, and some districts have no qualified electors, meaning that no person registered to vote resides in that district. In these situations, a CDD's Board of Supervisors is elected by the district's landowners.

The bill authorizes CDDs that have no residents who are registered to vote to levy a tax of up to one percent on the consideration paid on commercial rental transactions occurring in the district. The levy requires approval by 4 out of 5 of the elected board members of the CDD and the approval of at least two-thirds of the landowners within the CDD.

If approved by the Governor, these provisions take effect July 1, 2010.

Vote: Senate 38-1; House 113-1