

1 ENGROSSED SENATE
2 BILL NO. 1864

By: Bingman of the Senate

and

McNiel of the House

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7 An Act relating to cities and towns; amending 11 O.S.
8 2001, Section 21-104, as last amended by Section 2,
9 Chapter 197, O.S.L. 2009 (11 O.S. Supp. 2009, Section
10 21-104), which relates to annexation procedure for
11 towns; providing for court costs and attorney fees
12 for certain persons in certain circumstances;
13 providing additional exception for land exempt from
14 certain ordinances; and providing an effective date.

15 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

16 SECTION 1. AMENDATORY 11 O.S. 2001, Section 21-104, as
17 last amended by Section 2, Chapter 197, O.S.L. 2009 (11 O.S. Supp.
18 2009, Section 21-104), is amended to read as follows:

19 Section 21-104. A. The town board of trustees by ordinance may
20 annex lots which are adjacent or contiguous to the town if the lots
21 have been platted and recorded in the office of the county clerk.
22 The governing body shall provide notice and a public hearing in the
23 following manner:

24 1. The governing body of the municipality shall direct that
notice of the proposed annexation of the territory be published in a
legally qualified newspaper of general circulation in the territory

1 and shall describe the boundaries of the territory proposed to be
2 annexed by reference to a map, geographical locations, legal or
3 physical description or other reasonable designation. The notice
4 shall state the date, time, and place the governing body shall
5 conduct a public hearing on the question of annexing the territory.
6 The notice shall be published in a legal newspaper of general
7 circulation in the territory sought to be annexed within fourteen
8 (14) days following the date the governing body directed the notice
9 to be published;

10 2. A copy of the notice of annexation shall be mailed by first-
11 class mail to all owners of property to be annexed as shown by the
12 current year's ownership rolls in the office of the county treasurer
13 and to all owners of property abutting any public right-of-way that
14 forms the boundary of the territory proposed to be annexed and to
15 the Oklahoma Tax Commission; provided that the notice of annexation
16 shall be mailed by certified mail to every person who owns a parcel
17 of land of five (5) acres or more used for agricultural purposes;
18 and

19 3. The public hearing of such annexation shall be held no
20 earlier than fourteen (14) days nor more than thirty (30) days
21 following the publication and mailing of the notice.

22 B. When the town board of trustees desires to annex any
23 territory adjacent to the town which has not been platted and
24 recorded, the town board of trustees shall direct that notice of the

1 proposed annexation of the territory be published in a legal
2 newspaper of general circulation in the territory and shall hold a
3 public hearing on the proposed annexation. Unless otherwise
4 provided by law, a roadway or road right-of-way that is adjacent or
5 contiguous to the territory to be annexed shall be considered a part
6 and parcel to the territory to be annexed. Prior to the publication
7 of notice, the town board of trustees shall prepare a plan to extend
8 appropriate town services, including, but not limited to, water,
9 sewer, fire protection, law enforcement and the cost of such
10 services to the proposed annexed territory. The plan shall provide
11 that the town board of trustees shall complete the implementation of
12 the plan in accordance with any existing capital improvement plan
13 applicable to the portion of the town adjacent to the territory
14 proposed to be annexed. If no such capital improvement plan has
15 been adopted, the town shall complete the service plan within one
16 hundred twenty (120) months from the date of annexation unless a
17 different time is determined by consensus between property owners
18 and the town at the hearing. The time for completion of the service
19 plan shall be set forth in the ordinance annexing the territory. If
20 the town services are not substantially complete within the
21 prescribed time, then the territory shall be detached by the
22 governing body as provided in Section 21-110 of this title. For
23 purposes of this subsection, services may be provided by any method
24 or means available to the town that have been used to extend such

1 services to any other area of the town. Such notice, hearing, and
2 plan shall be subject to the following provisions:

3 1. The notice shall describe the boundaries of the territory
4 proposed to be annexed by reference to a map, geographical location,
5 legal or physical description, or other reasonable designation and
6 shall state that the proposed service plan is available for
7 inspection at a specified location. The notice shall state the
8 date, time, and place the town board of trustees shall conduct a
9 public hearing on the question of annexing the territory. The
10 notice shall be published in a legal newspaper of general
11 circulation in the territory sought to be annexed within fourteen
12 (14) days following the date the town board of trustees directed the
13 notice to be published. A copy of the notice of annexation shall be
14 mailed by first-class mail to all owners of property to be annexed
15 as shown by the current year's ownership rolls in the office of the
16 county treasurer and to the Department of Transportation for
17 purposes of changing any road maintenance responsibility; provided
18 that the notice of annexation shall be mailed by certified mail to
19 every person who owns parcels of land of five (5) acres or more used
20 for agricultural purposes and to the board of county commissioners
21 of the respective county where the proposed annexation is located.
22 If the territory to be annexed encroaches upon any adjacent county,
23 a copy of the notice of annexation shall be mailed by first-class

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1 mail to the board of county commissioners of the adjacent county and
2 of the county where the proposed annexation is located;

3 2. The public hearing of such annexation shall be held no
4 earlier than fourteen (14) days nor later than thirty (30) days
5 following the publication and mailing of the notice; ~~and~~

6 3. At the public hearing, the proposed service plan shall be
7 available for inspection and be explained to the property owners of
8 the territory to be annexed. The plan may be amended through
9 negotiation at the hearing. The final service plan shall be
10 incorporated into and made part of the ordinance annexing the
11 territory; and

12 4. The prevailing property owner in an annexation dispute shall
13 be entitled to court costs and reasonable attorney fees, including,
14 but not limited to, when a municipality withdraws, revokes or
15 otherwise reverses the ordinance at issue in response to litigation
16 before issuance of a final judgment.

17 C. A town board of trustees shall not annex any territory which
18 has an assessed valuation greater than the assessed valuation of the
19 town without the written consent of the owner or owners of at least
20 a majority of the acres to be annexed to the town.

21 D. As used in subsection F of this section:

22 1. "Airport" means any facility owned by any legal entity or by
23 a county, a municipality or a public trust having at least one
24 county or municipality as its beneficiary which is used primarily

1 for the purpose of providing air transportation of persons or goods
2 or both by aircraft powered through the use of propellers,
3 turboprops, jets or similar propulsion systems;

4 2. "Military installation" means those facilities constituting
5 the active or formerly active bases owned by the Department of
6 Defense or other applicable entity of the United States government
7 or by any entity of local government after transfer of title to such
8 installation; and

9 3. "Spaceport" means any area as defined pursuant to Section
10 5202 of Title 74 of the Oklahoma Statutes.

11 E. Except for ordinances enacted pursuant to Section 43-101.1
12 of this title, parcels of land five (5) acres or more used for
13 agricultural purposes annexed into the municipal limits on or after
14 ~~the effective date of this act~~ July 1, 2004, or parcels of land
15 forty (40) acres or more used for agricultural purposes prior to
16 annexation and have continued in uninterrupted agriculture use,
17 annexed into the municipal limits, shall be exempt from ordinances
18 restricting land use and building construction to the extent such
19 land use or construction is related to agricultural purposes. Where
20 there is no residence within fifty (50) feet of the boundaries of
21 such a parcel of land, the property shall not be subject to
22 ordinances regulating conduct that would not be an offense under
23 state law; provided that any such property that discharges into the
24 municipal water, wastewater, or sewer system shall be subject to any

1 ordinances or regulations related to compliance with environmental
2 standards for that system.

3 F. Parcels of land situated within an area that is or may be
4 subject to any form of land use or other regulatory control as a
5 result of proximity to an airport, spaceport or military
6 installation shall not be exempt from municipal ordinances or other
7 laws regulating property for the purpose of operations necessary for
8 the use of an airport, spaceport or military installation and such
9 parcels of land shall be subject to all ordinances enacted pursuant
10 to Section 43-101.1 of this title.

11 G. If territory is annexed pursuant to this section, the
12 annexing governing body shall provide notice by first-class mail
13 together with a map and plat of the annexed territory to the Sales
14 and Use Tax Division of the ~~Oklahoma~~ Tax Commission prior to the
15 effective date of such annexation or as soon as practicable
16 thereafter. The Tax Commission shall notify the known sales tax
17 vendors within the boundaries of the annexed territory as provided
18 in ~~Section 3 of this act~~ 119 of Title 68 of the Oklahoma Statutes.

19 SECTION 2. This act shall become effective November 1, 2010.
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1 Passed the Senate the 3rd day of March, 2010.

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4 Presiding Officer of the Senate

5 Passed the House of Representatives the ____ day of _____,
6 2010.

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8 _____
9 Presiding Officer of the House
10 of Representatives