

STATE OF OKLAHOMA

1st Session of the 59th Legislature (2023)

SENATE BILL 1084

By: Haste

AS INTRODUCED

An Act relating to public finance; creating the Oklahoma Public Infrastructure Districts Act; providing for short title; allowing for the implementation of public infrastructure districts in Oklahoma following the passage of a proposed constitutional amendment by the voters of this state; authorizing the Legislature to allow municipalities to approve the creation of these districts, which may incur indebtedness and issue public infrastructure bonds for the payment of costs associated with public improvements; defining terms; prohibiting a public infrastructure district to be formed without certain conditions; stipulating manner by which a public infrastructure district operates within a municipality; allowing for a municipality to establish criteria in determining the approval or rejection of a public infrastructure district; providing for construction and function of a public infrastructure district's board upon organization; establishing criteria for the governing document provided to the municipality prior to formation of the public infrastructure district; requiring a vote for amendment to governing documents; authorizing public infrastructure districts to issue bonds for the financing of costs associated with proposed public improvements within the district; creating a public infrastructure district bond; establishing criteria by which a bond may be issued by the district; preventing certain conditions to occur on the issuance of the bond; allowing for legal recourse under certain conditions; prohibiting the sale of bonds under certain conditions; allowing for administrative fees to be assessed for certain associated costs; establishing mill rate pursuant to the Oklahoma Constitution; requiring notice to be

1 filed with certain entities following formation  
2 within certain timeframe; allowing for a fee to be  
3 assessed for nonpayment not to exceed certain limits;  
4 authorizing the retention of municipal authority over  
5 certain conditions within the public infrastructure  
6 districts; requiring inclusion of all existing and  
7 connected infrastructure between a municipality and a  
8 public infrastructure district; requiring transfer of  
9 certain infrastructure free of liens or financial  
encumbrances; providing for civil action under  
certain circumstances; establishing procedures for  
legal action to occur; requiring certain notice to be  
provided to purchaser of property within a public  
infrastructure district prior to sale by seller;  
establishing criteria for notice; providing for  
codification; providing an effective date; and  
providing a conditional effective date.

10  
11  
12 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

13 SECTION 1. NEW LAW A new section of law to be codified  
14 in the Oklahoma Statutes as Section 39-201 of Title 11, unless there  
15 is created a duplication in numbering, reads as follows:

16 This act shall be known and may be cited as the "Oklahoma Public  
17 Infrastructure Districts Act".

18 SECTION 2. NEW LAW A new section of law to be codified  
19 in the Oklahoma Statutes as Section 39-202 of Title 11, unless there  
20 is created a duplication in numbering, reads as follows:

21 The purpose of the Oklahoma Public Infrastructure Districts Act  
22 is to implement the provisions of Section 9E of Article X of the  
23 Oklahoma Constitution, as referred to the people for their approval  
24 or rejection by the Secretary of State pursuant to the provisions of

1 Enrolled Senate Joint Resolution No. \_\_\_\_ of the 1st Session of the  
2 59th Oklahoma Legislature. Upon passage of the state question, the  
3 Oklahoma Legislature authorize municipalities to approve the  
4 creation of public infrastructure districts, which may incur  
5 indebtedness and issue public infrastructure district bonds created  
6 in Section 7 of this act to pay for all or part of the cost of  
7 public improvements within such districts. The cost of all  
8 indebtedness so incurred shall be levied and assessed by the board  
9 of trustees of a public infrastructure district on the property  
10 benefited by such improvements. The board shall collect the special  
11 assessments so levied and use the same to reimburse the public  
12 infrastructure district for the amount paid or to be paid by it on  
13 the bonds issued for such improvements.

14 SECTION 3. NEW LAW A new section of law to be codified  
15 in the Oklahoma Statutes as Section 39-203 of Title 11, unless there  
16 is created a duplication in numbering, reads as follows:

17 As used in this act:

18 1. "Board" means the board of trustees of a public  
19 infrastructure district as created by the governing document;

20 2. "District applicant" means the person proposing the creation  
21 of the public infrastructure district to the municipality where the  
22 proposed public infrastructure district shall reside;

23 3. "Division" means a portion within a public infrastructure  
24 district:  
25

1           a.    that is relatively equal in number of eligible voters  
2                or potential eligible voters to all other divisions  
3                within the public infrastructure district, taking into  
4                account existing or potential developments, which,  
5                when completed, would increase or decrease the  
6                population within the public infrastructure district,  
7                and

8           b.    which a member of the board represents;

9           4.    "Governing document" means the document governing the public  
10           infrastructure district presented by the district applicant to and  
11           approved by the municipality before the creation of the public  
12           infrastructure district;

13          5.    "Public infrastructure bond" means a bond:

14           a.    that is directly payable from and secured by ad  
15                valorem property taxes that are levied:

16                (1)   by the public infrastructure district that issues  
17                       the bond, and

18                (2)   on taxable property within the district,

19           b.    that is the obligation of the public infrastructure  
20                district, and

21           c.    for which the ad valorem property tax levy repayment  
22                of the bond does not exceed the mill rate limit  
23                pursuant to Section 9 of this act for any fiscal year.

1 A public infrastructure bond shall not mean a general obligation  
2 bond;

3 6. "Public infrastructure district" means an area of a  
4 municipality with defined limits and boundaries which is created by  
5 vote that operates separate and distinct from the municipality and  
6 subject to the provisions of this act including, but not limited to  
7 special assessments against the real property therein for the  
8 financing or repayment of the costs of the public infrastructure  
9 district's improvements; and

10 7. "Surface property owner" means the owner or owners of record  
11 of the surface of the property included in a proposed public  
12 infrastructure district and may not be registered voters of the  
13 property.

14 SECTION 4. NEW LAW A new section of law to be codified  
15 in the Oklahoma Statutes as Section 39-204 of Title 11, unless there  
16 is created a duplication in numbering, reads as follows:

17 A. Notwithstanding the other provisions of this act, a public  
18 infrastructure district shall not be created unless:

19 1. A petition, if there are any registered voters within the  
20 applicable area, is filed with the municipality that contains the  
21 signatures of one hundred percent (100%) of registered voters within  
22 the applicable area approving the creation of the public  
23 infrastructure district; or  
24

1        2. A petition is filed with the municipality that contains the  
2 signatures of one hundred percent (100%) of surface property owners  
3 within the applicable area consenting to the creation of the public  
4 infrastructure district.

5        B. The municipality may impose limitations on the powers of the  
6 public infrastructure district through the governing document.

7        C. 1. A public infrastructure district is separate and  
8 distinct from the municipality in which it resides.

9        2. a. Except as provided in subparagraph b of this  
10 paragraph, any financial burden of a public district:

11            (1) is borne solely by the public infrastructure  
12 district, and

13            (2) is not borne by the municipality, county, or any  
14 other public subdivisions.

15        b. Notwithstanding subparagraph a of this paragraph, the  
16 governing document may require:

17            (1) the district applicant to bear the initial costs  
18 of the public infrastructure district, and

19            (2) the public infrastructure district to reimburse  
20 the district applicant for the initial costs the  
21 municipality bears.

22        3. Any liability, judgement, or claim against a public  
23 infrastructure district:  
24  
25

1           a.    is the responsibility of the public infrastructure  
2                district, and

3           b.    does not constitute a liability, judgement, or claim  
4                against the state municipality, county or any or other  
5                political subdivision.

6        4.    a.    (1)   The public infrastructure district solely bears  
7                the responsibility of any collection, enforcement, or  
8                foreclosure proceeding with regard to any tax, fee, or  
9                assessment the public infrastructure imposes.

10               (2)   The municipality does not bear the responsibility  
11                described in division (1) of subparagraph a of  
12                paragraph 4 of this subsection.

13        b.    A public infrastructure district, and not the  
14                municipality, shall undertake the enforcement  
15                responsibility.

16        D.    The municipality may establish criteria in determining  
17        whether to approve or disapprove the creation of a public  
18        infrastructure district including, but not limited to:

- 19           1.   Historical performance of the district applicant;  
20           2.   Compliance with the municipality's master plan;  
21           3.   Credit worthiness of the district applicant;  
22           4.   Plan of finance of the public infrastructure district; and  
23           5.   Proposed development within the public infrastructure

24        district.

1 E. 1. The creation of a public infrastructure district is  
2 subject to the sole discretion of the governing board of the  
3 municipality responsible for approving or rejecting the creation of  
4 the public infrastructure district.

5 2. The proposed municipality bears no liability for rejecting  
6 the proposed creation of a public infrastructure district.

7 SECTION 5. NEW LAW A new section of law to be codified  
8 in the Oklahoma Statutes as Section 39-205 of Title 11, unless there  
9 is created a duplication in numbering, reads as follows:

10 A. The legislative body of the municipality that approved the  
11 creation of a public infrastructure district shall appoint the  
12 initial members of the board, in accordance with the governing  
13 document.

14 B. 1. Unless otherwise limited in the governing document, the  
15 initial term of each member shall be four (4) years.

16 2. At least half of all members of the initial board shall  
17 serve six-year terms so as to provide for elections every two (2)  
18 years.

19 3. A board may elect that a majority of the board serve an  
20 initial term of six (6) years.

21 4. After the initial term, each member shall serve for four (4)  
22 years.

23 C. 1. A board member may not be required to be a resident  
24 within the boundaries of the public infrastructure if:  
25

- a. all of the surface property owners' consent to the waiver of the residency requirement,
- b. there are no residents within the boundaries of the public infrastructure district, or
- c. no qualified candidate timely files to be considered for appointment to the board.

2. An individual who is not a resident within the boundaries of the public infrastructure district may not serve as a board member unless the individual is:

- a. an owner of land or an agent or officer of the owner of land within the boundaries of the public infrastructure district, and
- b. a registered voter at the individual's primary residence.

3. The district applicant, or spouse or immediate family member of the district applicant, shall not be appointed to the board, unless:

- a. one hundred percent (100%) of the surface property owners' consent to the inclusion of the district applicant, or spouse or immediate family member of the district applicant to the board, or
- b. there are no registered voters at the time of consideration for appointments to the board.

1 D. 1. The governing document shall provide for a transition  
2 from legislative body appointments by the municipality pursuant to  
3 subsection A of this section to a method of election of registered  
4 voters based upon milestones or events that the governing document  
5 identifies.

6 2. Regardless of whether a board member is elected under  
7 paragraph 1 of subsection D of this section, the position of each  
8 remaining board member shall continue to be appointed under  
9 subsection A of this section until the member's respective division  
10 or board position surpasses the density milestone pursuant to the  
11 governing document.

12 E. 1. Pursuant to paragraph 3 of this subsection, the board  
13 may, in the board's discretion, but no more than every four (4)  
14 years, reestablish the boundaries of each division so that each  
15 division that has reached a milestone specified in the governing  
16 document, as provided in paragraph 1 of subsection D of this  
17 section, has, as nearly as possible, the same number of eligible  
18 voters.

19 2. In reestablishing division boundaries under paragraph 1 of  
20 this subsection, the board shall consider existing or potential  
21 developments within the divisions which, when completed, would  
22 increase or decrease the number of eligible voters within the  
23 division.

1       3. The governing document may prohibit the board from  
2 reestablishing, without the consent of the municipality, the  
3 division boundaries as described in paragraph 1 of this subsection.

4       F. The public infrastructure district may not compensate a  
5 board member for the member's service on the board.

6       G. The governing document shall:

7       1. Include a boundary description and a map of the public  
8 infrastructure district, which may include, but not limited to, an  
9 estimate of the district's population;

10      2. Provide a description of proposed services;

11      3. Provide a financial plan showing how the proposed services  
12 are to be financed, including the proposed operating revenue derived  
13 from tax assessments, all proposed indebtedness for the district,  
14 and all other necessary budgetary conditions;

15      4. A preliminary engineering or architectural survey showing  
16 how the proposed services are to be provided;

17      5. A general description of the facilities to be constructed  
18 and the standards of such construction, including a statement of how  
19 the facility and services standards of the proposed public  
20 infrastructure district are compatible with facility and service  
21 standard of any municipality or county within which all or any  
22 portion of the proposed district is to be located;

23      6. A general description of the estimated cost of acquiring  
24 land engineering services, legal services, administrative services,

1 and any other major expenses related to organization and initial  
2 operation of the district;

3 7. State the number of board members;

4 8. Establish the electoral procedure of appointment for board  
5 members as described in this section;

6 9. Detail any and all divisions within the public  
7 infrastructure district;

8 10. Detail any and all applicable milestones established for  
9 the public infrastructure district;

10 11. Provide notice of mill rate limit as prescribed by Section  
11 \_\_\_\_ of Article \_\_\_\_ of the Oklahoma Constitution for the public  
12 infrastructure district;

13 12. Establish any applicable limitation on the principal amount  
14 of indebtedness for the public infrastructure district;

15 13. Provide notice of procedural process for the authorization  
16 of the public infrastructure district to issue public infrastructure  
17 district bonds as provided in this act;

18 14. Any funds created for any charges, fines, or fees that the  
19 public infrastructure district may assess;

20 15. File annual reports with the municipality regarding the  
21 public infrastructure district's action; and

22 16. Include other information that the public infrastructure  
23 district or the municipality determines to be necessary or  
24 advisable.

1 H. 1. Except as otherwise provided in paragraph 2 of this  
2 subsection, the board and the governing body of the municipality may  
3 amend a governing document by each adopting a resolution that  
4 approves the amended governing document.

5 2. Any amendment to a property tax mill limitation requires;  
6 provided, the amendment to a property tax mill limitation does not  
7 exceed the tax mill limit as provided in Section 9E of Article X of  
8 the Oklahoma Constitution pursuant to the provisions of Enrolled  
9 Senate Joint Resolution No. \_\_\_\_ of the 1st Session of the 59th  
10 Oklahoma Legislature:

11 a. before the adoption of the resolution of the  
12 municipality pursuant to paragraph 1 of this  
13 subsection, the public infrastructure district shall  
14 provide notice for a public hearing with at least one  
15 member of the governing body of the municipality  
16 attending the public hearing, or

17 b. the consent of:

18 (1) One hundred percent (100%) of surface property  
19 owners within the boundaries of the public  
20 infrastructure district, and

21 (2) One hundred percent (100%) of the registered  
22 voters, if any, within the boundaries of the  
23 public infrastructure district.  
24  
25

SECTION 6. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 39-206 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. A public infrastructure district may:

1. Issue a public infrastructure bond to pay:

a. all or part of the costs of acquiring, acquiring an interest in, improving, constructing, installing, completing, or extending any of the public

improvements, facilities, or property for the benefit of the public infrastructure district,

b. the acquisition, construction, installation, or completion of public improvements related to the provision of residential or commercial developments, and

c. all or part of the capital costs related to the financing, acquisition, construction, installation, or completion of public transportation;

2. Enter into an interlocal agreement pursuant to Section 1001 et seq. of Title 74 of the Oklahoma Statutes; provided, that the interlocal agreement shall not expand the powers of the public infrastructure district;

3. Acquire completed or partially completed improvements for fair market value as reasonably determined by:

a. the board,

- b. the municipality, if required in the governing document, or
- c. a surveyor or engineer that a public infrastructure district employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements; and

4. Contract with the municipality for the municipality to provide administrative services on behalf of the public infrastructure district, when agreed to by both parties, in order to achieve cost savings and economic efficiencies, at the discretion of the municipality.

B. A public infrastructure district may issue additional public infrastructure bonds; provided, the public infrastructure district follows the procedures as described in subsection B of Section 7 of this act for each additional bond issued.

SECTION 7. NEW LAW A new section of law to be codified in the Oklahoma Statutes as Section 39-207 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. A public infrastructure district bond:

1. Shall mature within not more than thirty (30) years of the date of issuance;

2. May not be secured by any improvement or facility paid for by the public infrastructure district;

3. May not be subject to acceleration; and

1       4. May be refunded or refinanced in accordance with the  
2 applicable laws of this state.

3       B. 1. A public infrastructure district may issue the public  
4 infrastructure district bond:

5           a. with the consent of one hundred percent (100%) of  
6 surface property owners within the boundaries of the  
7 public infrastructure district and one hundred percent  
8 (100%) of the registered voters, if any, within the  
9 boundaries of the proposed public infrastructure  
10 district, or

11          b. upon approval of a majority of the registered voters  
12 within the boundaries of the public infrastructure  
13 district voting in an election.

14       2. A public infrastructure district bond:

15           a. is not subject to the limitations on a general  
16 obligation bond described in Section 411 et seq. of  
17 Title 62 of the Oklahoma Statutes, and

18          b. is subject to a limitation, if any, on the principal  
19 amount of indebtedness pursuant to the governing  
20 document.

21       C. The public infrastructure district bonds may be issued in  
22 denominations of not less than Five Hundred Thousand Dollars  
23 (\$500,000.00) and in integral multiples above Five Hundred Thousand  
24

1 Dollars (\$500,000.00) of not less than One Thousand Dollars  
2 (\$1,000.00) each.

3 D. There is no limitation on the duration of revenues that a  
4 public infrastructure district may receive to cover any shortfall in  
5 the payment of principal of and interest on a bond that the public  
6 infrastructure issues.

7 E. A public infrastructure district shall not be considered a  
8 municipality or county for purposes of Section 35 of Article X of  
9 the Oklahoma Constitution.

10 F. The board, by resolution, may delegate to one or more  
11 officers of the public infrastructure district the authority to:

12 1. Approve the final interest rate, price, principal amount,  
13 maturity, redemption features, and other terms of the bond;

14 2. Approve and execute any document relating to the issuance of  
15 a bond; and

16 3. Approve any contract related to the acquisition and  
17 construction of the improvements, facilities, or property to be  
18 financed with a bond.

19 G. Any person may contest the legality of the issuance of a  
20 public infrastructure district bond or any provisions for the  
21 security and payment of the bond after publication of the notice of  
22 bond and resolution authorizing the bond. Notwithstanding the  
23 foregoing, no legal or equitable action brought with respect to any  
24 legislative acts or proceedings in connection with the authorization

1 or issuance of bonds by a public infrastructure district shall be  
2 commenced after the statute of limitations in accordance with the  
3 laws of this state.

4 H. The total amount of the public infrastructure district  
5 indebtedness for all such divisions shall not exceed ten percent  
6 (10%) of:

7 1. The assessed valuation of all taxable tangible property in  
8 the public infrastructure district, as shown by the last completed  
9 property assessment for state or local purposes, within the city or  
10 county; or

11 2. The opinion of value as reported by a licensed appraiser.

12 I. The bonds may be sold by competitive bid pursuant to Rule  
13 144A, 17 C.F.R. Sec. 230.144A; provided, the public infrastructure  
14 district shall not award the purchase of the bonds to a district  
15 applicant, member of the public infrastructure district's board, or  
16 individual who voted in favor for issuance of the public  
17 infrastructure district bond.

18 SECTION 8. NEW LAW A new section of law to be codified  
19 in the Oklahoma Statutes as Section 39-208 of Title 11, unless there  
20 is created a duplication in numbering, reads as follows:

21 A public infrastructure district may charge a fee or other  
22 charge for an administrative service that the public infrastructure  
23 district provides to pay costs associated to:  
24

1        1. Acquiring, improving, or extending improvements, facilities,  
2 or property; or

3        2. Legal fees.

4        SECTION 9.        NEW LAW        A new section of law to be codified  
5 in the Oklahoma Statutes as Section 39-209 of Title 11, unless there  
6 is created a duplication in numbering, reads as follows:

7        A. The property tax levy of a public infrastructure district,  
8 for all purposes may not exceed ten (10) mills on the dollar of  
9 taxable value of taxable property in the district pursuant to  
10 Section 9E of Article X of the Oklahoma Constitution pursuant to the  
11 provisions of Enrolled Senate Joint Resolution No. \_\_\_\_ of the 1st  
12 Session of the 59th Oklahoma Legislature.

13        B. 1. Within thirty (30) days after the day on which the  
14 municipality adopts the resolution creating the public  
15 infrastructure district, the board shall record a notice with the  
16 county clerk in which property within the public infrastructure  
17 district resides.

18        2. The notice shall include:

19            a. a description of the boundaries of the public  
20                infrastructure district,

21            b. a copy of the governing documents on file at the  
22                office of the municipality and applicable county  
23                district court system, and

1           c.     the maximum rate the public infrastructure district  
2                 may levy.

3           SECTION 10.         NEW LAW         A new section of law to be codified  
4 in the Oklahoma Statutes as Section 39-210 of Title 11, unless there  
5 is created a duplication in numbering, reads as follows:

6           A.   In the event of nonpayment of any tax, fee, or charge that a  
7 public infrastructure district imposes, the public infrastructure  
8 district may impose a property tax penalty at an annual rate of no  
9 more than seven percent (7%), in addition to any other lawful  
10 penalty for nonpayment of property tax; provided, any penalty  
11 assessed for nonpayment of a fee or charge shall not exceed the  
12 nonpayment amount.

13          B.   All funds derived from a penalty assessed for nonpayment  
14 shall be deposited to a fund designated for use as provided in the  
15 public infrastructure district's governing document.

16          SECTION 11.         NEW LAW         A new section of law to be codified  
17 in the Oklahoma Statutes as Section 39-211 of Title 29, unless there  
18 is created a duplication in numbering, reads as follows:

19          A.   The municipality, as applicable, retains the municipal's  
20 authority over all zoning, planning, design specifications and  
21 approvals, and permitting within the public infrastructure district.

22          B.   The inclusion of property within the boundaries of a public  
23 infrastructure district does not preclude the inclusion of the  
24 property within any other local district.

1 C. 1. All infrastructure that is connected to another  
2 municipality's system:

- 3 a. belongs to that municipality, regardless of inclusion  
4 within the boundaries of the public infrastructure  
5 district, unless the public infrastructure district  
6 and the municipality creates otherwise agree, and  
7 b. shall comply with the design, inspection requirements,  
8 and other standards of the municipality.

9 2. The public infrastructure district shall convey or transfer  
10 the infrastructure described in paragraph 1 of this subsection free  
11 of liens or financial encumbrances to the municipality or county in  
12 which it resides, or a portion of its boundaries resides, at no cost  
13 to the municipality or county.

14 SECTION 12. NEW LAW A new section of law to be codified  
15 in the Oklahoma Statutes as Section 39-212 of Title 11, unless there  
16 is created a duplication in numbering, reads as follows:

17 A. A person who contests a tax or fee or any proceeding to  
18 create a public infrastructure district, levy a tax, or impose a fee  
19 may bring a civil action against the public infrastructure district  
20 or the municipality to:

- 21 1. Set aside the proceeding; or  
22 2. Enjoin the levy, imposition, or collection of a tax or fee.  
23  
24  
25

1       B. The person bringing an action shall bring the action in the  
2 district court with jurisdiction in the county in which the public  
3 infrastructure district is located.

4       C. An action under subsection A of this section is the  
5 exclusive remedy of a person who:

6       1. Claims an error or irregularity in a tax or fee or in any  
7 proceeding to create a public infrastructure district, levy a tax,  
8 or impose a fee; and

9       2. Challenges a bondholder's right to repayment.

10      D. A bond issued or to be issued with respect to a public  
11 infrastructure district and any tax levied or fee imposed becomes  
12 incontestable against any person who has not brought an action and  
13 served a summons in accordance with this section.

14      E. 1. This section does not insulate a public infrastructure  
15 district from a claim of misuse of funds.

16      2. a. Except as provided in subparagraph b of this  
17 paragraph, an action in the nature of mandamus is the  
18 sole form of relief available to a party challenging  
19 the issue of funds.

20      b. The limitation in subparagraph a of this paragraph  
21 does not prohibit the filing of criminal charges  
22 against or the prosecution of a party for the misuse  
23 of funds.

SECTION 13. NEW LAW

A new section of law to be codified in the Oklahoma Statutes as Section 39-213 of Title 11, unless there is created a duplication in numbering, reads as follows:

A. Each owner of real property that sells real property inside the boundaries of the public infrastructure district, concurrently with or prior to the execution of a contract to sell the property, shall provide to the purchaser of the property a paper copy or electronic copy with the following:

1. The public infrastructure district's governing document;
2. The maximum debt service the public infrastructure district is permitted to impose;
3. The estimate of the property taxes levied by the municipality that are applicable to the property for collection during the year in which the sale occurs; and
4. A copy of the most current county assessor's property tax certificate applicable to the property as an estimate of the sum of additional property taxes levied.

B. Along with the information required in subsection A of this section, the seller shall include a notice with the following statement:

"This estimate only provides an estimation of the amount of the new property taxes that may be due and owing after the property has been reassessed and, in some instances, reclassified as residential property. This estimate is not a statement of the actual and future

1 taxes that may be due. First year property taxes may be based on a  
2 previous year's tax classification, which may not include the full  
3 value of the property and, consequently, taxes may be higher in  
4 subsequent years. A seller has complied with this disclosure  
5 statement as long as the disclosure is based upon a good-faith  
6 effort to provide accurate estimates and information."

7 SECTION 14. This act shall become effective November 1, 2023.

8 SECTION 15. The provisions of this act shall be contingent upon  
9 the approval of Section 9E of Article X of the Oklahoma  
10 Constitution, as referred to the people for their approval or  
11 rejection by the Secretary of State pursuant to the provisions of  
12 Enrolled Senate Joint Resolution No. \_\_\_\_ of the 1st Session of the  
13 59th Oklahoma Legislature and shall not become operative as law  
14 otherwise  
15

16 59-1-180 MR 1/19/2023 2:03:42 PM  
17  
18  
19  
20  
21  
22  
23  
24  
25