



***ARIZONA STATE SENATE***  
***Fiftieth Legislature, Second Regular Session***

**FACT SHEET FOR S.B. 1511**

special districts; formation; boundary change

Purpose

Specifies a person who owns multiple pieces of property can only be counted as one property owner for purposes of determining the number of petition signatures required to create or change the boundaries of a special district.

Background

Special taxing districts, often referred to as special districts, are usually created to fill a need and to enable the provision of services in an area that might otherwise be limited from receiving those services for various reasons, including size, location, financial limitations or unavailability of other government support. The formation of a special taxing district creates a funding stream to pay for the desired or needed services by placing the responsibility on those who benefit from that service.

Arizona Revised Statute (A.R.S.) allows and specifies the process for the formation of more than 30 special taxing districts. The creation or boundary change of a fire, community park maintenance, sanitary or hospital district requires the submission of a district impact statement and petitions to the county board of supervisors. Statute stipulates the petitions must be signed by more than one-half of the property owners in the area of the proposed district and be signed by persons owning collectively more than one-half of the assessed valuation of the property in the area (A.R.S. § 48-261 and § 48-262). The county board of supervisors is required to determine the validity of the petition signatures. If the signatures are valid, at a public hearing, the county board of supervisors is required to order the creation or boundary change to the special district. This decision is subject to judicial review.

There is no anticipated fiscal impact to the state General Fund associated with this legislation.

Provisions

***District Creation***

1. Requires a person who owns multiple pieces of property to be tallied as only one property owner within the area of the proposed district for purposes of tallying the number of persons who own property in the area of the proposed district.
2. Stipulates only one signature may be tallied for a property held in multiple ownership.

3. States petition signatures for property without current taxes and assessments at the time of the petition review are invalid.

*District Boundary Changes*

4. Requires a person who owns multiple pieces of property to be tallied as only one property owner within the boundaries of the proposed change for purposes of tallying the number of persons who own property in that area.
5. Stipulates only one signature may be tallied for a property held in multiple ownership.

*Establishment of Community Park Maintenance District*

6. Specifies a leaseholder of real property is not authorized to sign a formation petition or boundary change petition and only the signature of the real property owner may be accepted.

*Miscellaneous*

7. Makes technical and conforming changes.
8. Becomes effective on the general effective date.

Prepared by Senate Research  
February 13, 2012  
SLL/AW/ly