

# **E N R O L L E D**

COMMITTEE SUBSTITUTE

FOR

## **H. B. 2600**

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[Passed April 13, 2013; in effect ninety days from passage.]

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AN ACT to amend the Code of West Virginia, 1931, as amended, by adding thereto a new article, designated §7-25-1, §7-25-2, §7-25-3, §7-25-4, §7-25-5, §7-25-6, §7-25-7, §7-25-8, §7-25-9, §7-25-10, §7-25-11, §7-25-12, §7-25-13, §7-25-14, §7-25-15, §7-25-16, §7-25-17, §7-25-18, §7-25-19, §7-25-20, §7-25-21, §7-25-22, §7-25-23, §7-25-24, §7-25-25 and §7-26-26; and to amend and reenact §30-29-1 of said code, all relating to the creation of resort area districts; providing short title for article; providing legislative findings for resort area districts; defining terms; authorizing county commissions to create resort area districts; providing for petition process for creation or expansion of resort area districts; providing notice requirements for creation or expansion of resort area districts; providing that resort area districts are public corporations; setting forth powers of resort area districts; authorizing resort area

districts to undertake capital projects; authorizing resort area districts to levy assessments upon real property; authorizing resort area districts to borrow money and incur indebtedness; authorizing resort area districts to issue assessment bonds and resort service fee bonds; authorizing resort area districts to impose penalties for unpaid assessments; authorizing resort area districts to levy resort service fee on purchases of certain goods and services; authorizing resort area districts to provide public services; authorizing resort area districts to provide for public safety and appoint resort area rangers; providing for official name of resort area districts; providing for creation of resort area boards; setting forth powers and certain procedures for resort area boards; providing for election of resort area board members; providing election procedures for resort area boards; requiring certain resort area board members to give bond; providing notice requirements for resort area boards election; providing procedures and notice requirements for resort service fee implementation and administration; providing procedures for implementing and providing services within resort area districts; requiring adoption of budget annually; providing resort area district board ability to condition budgeted expenditures, projects and undertakings on the receipt and availability of additional funds provided by resort operator or other sources; providing procedures for implementation of assessments; providing notice requirements for assessments; providing procedures for construction of capital projects; providing procedures for revision of assessments; exempting public property from assessments; providing terms for assessment bonds and resort service fee bonds; exempting assessment bonds and resort service fee bonds from state taxation; providing that indebtedness of resort area district to be paid solely from resort service fee and assessments; providing procedure for payment of assessments to sheriff; authorizing sheriff to collect delinquent assessments; providing for lien against property subject to assessment and notice thereof; providing for appointment of resort area rangers; authorizing resort area rangers to exercise authority of law-enforcement officers; requiring annual audit of resort area

districts; requiring notice of change of ownership of properties within district; reasonable notice by district in absence of receiving notice of change in ownership; providing for liberal construction of article; providing that resort area rangers are considered law-enforcement officers; and making resort area rangers subject to same training and requirements as other law-enforcement officers.

*Be it enacted by the Legislature of West Virginia:*

That the Code of West Virginia, 1931, as amended, be amended by adding thereto a new article, designated §7-25-1, §7-25-2, §7-25-3, §7-25-4, §7-25-5, §7-25-6, §7-25-7, §7-25-8, §7-25-9, §7-25-10, §7-25-11, §7-25-12, §7-25-13, §7-25-14, §7-25-15, §7-25-16, §7-25-17, §7-25-18, §7-25-19, §7-25-20, §7-25-21, §7-25-22, §7-25-23, §7-25-24, §7-25-25 and §7-25-26; and that §30-29-1 of said code be amended and reenacted, all to read as follows:

## **CHAPTER 7. COUNTY COMMISSIONS AND OFFICERS.**

### **ARTICLE 25. RESORT AREA DISTRICTS.**

#### **§7-25-1. Short Title.**

1        This article shall be known and cited as the “Resort Area  
2    District Act”.

#### **§7-25-2. Findings.**

1        The Legislature finds that:

2        (a) West Virginia’s resorts and other recreational areas have  
3    an important role in the economy of the local areas surrounding  
4    their locations.

5        (b) West Virginia’s resorts and other recreational areas are  
6    often located in unincorporated areas and, as a consequence,  
7    such areas have less funding available to provide infrastructure  
8    and essential services within such areas.

9 (c) West Virginia's resorts and other recreational areas  
10 derive the major portion of their economic well-being from  
11 businesses catering to the recreational and personal needs of  
12 persons traveling to or through the area.

13 (d) Better infrastructure and provision of essential services  
14 to West Virginia's resorts and other recreational areas are likely  
15 to increase visits to such areas, which will result in greater  
16 economic development and job creation in such areas.

17 (e) The State and the public will benefit from granting West  
18 Virginia's resorts and recreational areas the ability to have a  
19 governing body to provide for the infrastructure and essential  
20 services within common areas; which common areas are separate  
21 from the profit-making operations of the resorts or recreational  
22 areas.

23 (f) This article is necessary for the public health, safety and  
24 welfare and economic development of West Virginia's resorts  
25 and other recreational areas.

### **§7-25-3. Definitions.**

1 For purposes of this article:

2 (a) "Assessment" means the fee, including interest, paid by  
3 an owner of real property located within a resort area district to  
4 pay for the cost of a project or projects constructed upon or  
5 benefitting or protecting such property and administrative  
6 expenses thereto, which fee is in addition to all taxes and other  
7 fees levied on the property.

8 (b) "Assessment bonds" means special obligation bonds or  
9 notes issued by a resort area district which are payable from the  
10 proceeds of assessments.

11 (c) "Board" means a resort area board created pursuant to  
12 this article.

13 (d) “Code” means the Code of West Virginia, 1931, as  
14 amended by the Legislature.

15 (e) “Cost” means the cost of any or all of the following:

16 (1) Providing services within a resort area district;

17 (2) Construction, reconstruction, renovation and acquisition  
18 of all lands, structures, real or personal property, rights,  
19 rights-of-way, franchises, easements and interests acquired or to  
20 be acquired by a resort area district;

21 (3) All machinery and equipment, including machinery and  
22 equipment needed to provide, expand or enhance services to a  
23 resort area district;

24 (4) Financing charges and interest prior to and during  
25 construction and, if deemed advisable by a resort area district,  
26 for a limited period after completion of construction;

27 (5) Interest and reserves for principal and interest, including  
28 costs of bond insurance and any other type of financial  
29 guarantee;

30 (6) Costs of issuance in connection with the issuance of  
31 assessment bonds or resort service fee bonds;

32 (7) The design of extensions, enlargements, additions and  
33 improvements to the facilities of a resort area district;

34 (8) Architectural, engineering, financial and legal services;

35 (9) Plans, specifications, studies, surveys and estimates of  
36 costs and revenues;

37 (10) Administrative expenses necessary or incident to any  
38 project or service; and

39 (11) Other expenses as may be necessary or incident to the  
40 provision of services or the construction, acquisition and  
41 financing of a project.

42 (f) “Governing body” means the county commission of a  
43 county.

44 (g) “Governmental agency” means the state government or  
45 any agency, department, division or unit thereof; counties;  
46 municipalities; any watershed enhancement districts, soil  
47 conservation districts, sanitary districts, public service districts,  
48 drainage districts, school districts, urban renewal authorities or  
49 regional governmental authorities established pursuant to this  
50 code.

51 (h) “Landowner” or “owner of real property” means the  
52 person or persons holding an interest in the record fee title to one  
53 or more parcels of real property, including residential, improved  
54 real property and unimproved, developable real property, or of  
55 units within a multiunit property, including condominiums and  
56 townhouses, within a resort area district or a proposed resort area  
57 district: *Provided*, That the holder or holders of a deed of trust  
58 shall not be considered a landowner or owner of real property.

59 (I) “Parcel” shall mean:

60 (1) A lot or parcel of real property as set forth on a plat  
61 covering such real property, or, in the event no plat exists, as set  
62 forth on the tax maps of a county; or

63 (2) A unit within a multiunit property.

64 (j) “Person” means an individual, firm, partnership,  
65 corporation, limited liability company, voluntary association or  
66 any other type of entity.

67 (k) “Project” means the design, construction, reconstruction,  
68 establishment, acquisition, improvement, renovation, extension,

69 enlargement, equipping, maintenance, repair (including  
70 replacements) and start-up operation of public buildings,  
71 culverts, streets, bridges (including approaches, causeways,  
72 viaducts, underpasses and connecting roadways), motor vehicle  
73 parking facilities (including parking lots, buildings, ramps,  
74 curb-line parking, meters and other facilities deemed necessary,  
75 appropriate, useful, convenient or incidental to the regulation,  
76 control and parking of motor vehicles), public transportation,  
77 public recreation centers, public recreation parks, bicycle paths  
78 and trails, hiking paths and trails, landscaping, swimming pools,  
79 tennis courts, golf courses, skating rinks, equine facilities, motor  
80 vehicle competition and recreational facilities, flood protection  
81 or relief projects, or the grading, regrading, paving, repaving,  
82 surfacing, resurfacing, curbing, recurbing, widening, lighting or  
83 otherwise improving any street, avenue, road, highway, alley or  
84 way, or the building or renewing of sidewalks and flood  
85 protection; and the term shall mean and include any project as a  
86 whole, and all integral parts thereof, including all necessary,  
87 appropriate, useful, convenient or incidental appurtenances and  
88 equipment in connection with any one or more of the above:  
89 *Provided*, That a project shall not include a facility or service  
90 that benefits only the resort operator, or which the resort operator  
91 charges a fee or obtains revenue, or that constitutes part of any  
92 facility or service provided by the resort operator, such as a ski  
93 lift or ski slope.

94 (l) "Purchase price" means the measure subject to the resort  
95 service fee authorized to be imposed by this article and has the  
96 same meaning as sales price. For purposes of this article, the  
97 purchase price of a good or service shall not include the taxes  
98 levied under articles fifteen or fifteen-a of chapter eleven of this  
99 code or any other provision of law.

100 (m) "Ranger" means a resort area ranger.

101 (n) "Resort area" means an area that:

102 (1) Is an unincorporated area with a contiguous geographic  
103 boundary within one county that has been defined by the process  
104 set forth in this article;

105 (2) Has a permanent population of less than two thousand  
106 people, according to the most recent federal census;

107 (3) Derives the major portion of its economic well-being  
108 from businesses catering to the recreational and personal needs  
109 of persons traveling to or through the area;

110 (4) Is a destination location containing each of the following:

111 (I) Residential, improved real property;

112 (ii) One or more resort operators;

113 (iii) Commercial business properties such as retail stores,  
114 restaurants and hotels or other lodging accommodations; and

115 (iv) Unimproved real property which remains developable;

116 (5) Does not include real property primarily used for  
117 manufacturing, milling, converting, producing, processing or  
118 fabricating materials, generating electricity or the extraction or  
119 processing of minerals.

120 (o) "Resort area district" or "district" means a resort area  
121 district created pursuant to this article.

122 (p) "Resort operator" means any person owning and  
123 operating the primary outdoor recreational facilities in a resort  
124 area and offering outdoor recreational services such as skiing,  
125 golf or boating to the general public.

126 (q) "Resort service fee" means the fee imposed on the  
127 purchase price of goods and services sold within a resort area  
128 district by any of the following establishments:



129 (1) Hotels, motels, campgrounds, lodges and other lodging  
130 or camping facilities;

131 (2) Restaurants, fast-food stores, and other food service  
132 establishments selling prepared foods;

133 (3) Taverns, bars, nightclubs, lounges and other public  
134 establishments that serve beer, wine, liquor or other alcoholic  
135 beverages by the drink;

136 (4) Retail establishments;

137 (5) Entertainment facilities, including, but not limited to,  
138 theaters, amphitheaters, halls and stadiums; and

139 (6) Recreational facilities and activities, including, but not  
140 limited to, ski resorts, golf courses, water sports, rafting,  
141 canoeing, kayaking, rock climbing and zip lines.

142 (r) "Resort service fee bonds" means special obligation  
143 bonds or notes issued by a resort area district which are payable  
144 from the proceeds of resort service fees.

145 (s) "Service" includes, but is not limited to, snow removal;  
146 operation and maintenance of public transportation;  
147 maintenance, upgrade and beautification of public common  
148 areas; maintenance and repair of roads and sidewalks; providing  
149 for the collection and disposal of garbage and other refuse  
150 matter; recycling; operation, upgrade and maintenance of any  
151 projects or improvements; and any other public service  
152 authorized by this article, including fire protection and public  
153 safety. For purposes of this article, a common area shall not  
154 include any facility that benefits only the resort operator, or for  
155 which the resort operator charges a fee or obtains revenue, or  
156 which constitutes part of any facility or service provided by the  
157 resort operator, such as a ski lift or ski slope.

158 (t) "Sheriff" means the sheriff of the county in which a resort  
159 area district is located.

**§7-25-4. Power and authority of county commissions to create and establish resort area districts.**

1 (a) Every county is hereby empowered and authorized, in  
2 addition to any other rights, powers and authority conferred upon  
3 it elsewhere in this code, to create, modify, reject or expand  
4 resort area districts within that county in the manner hereinafter  
5 set forth and to assist in the provision of services and  
6 development, construction, acquisition, extension or  
7 improvement of a project or projects located within a resort area  
8 district.

9 (b) Unless agreed to by each affected municipality, the  
10 power and authority hereby conferred on a county shall not  
11 extend into territory within the boundaries of any municipality:  
12 *Provided*, That notwithstanding any provision in this code to the  
13 contrary, the power and authority hereby conferred on counties  
14 may extend within the territory of a public service district  
15 created under section two, article thirteen-a, chapter sixteen of  
16 this code.

**§7-25-5. Petition for creation or expansion of resort area district; petition requirements.**

1 (a) The owners of at least sixty-one percent of the real  
2 property, determined by acreage, located within the boundaries  
3 of the resort area described in the petition, by metes and bounds  
4 or otherwise in a manner sufficient to describe the area, may  
5 petition a governing body to create or expand a resort area  
6 district.

7 (b) The petition for the creation or expansion of a resort area  
8 district shall include, where applicable, the following:

9 (1) The proposed name and proposed boundaries of such  
10 district and a list of the names and addresses of all owners of real  
11 property within the proposed district;

12 (2) A description of proposed projects and services to be  
13 provided within the district;

14 (3) A map showing the proposed resort area to be included  
15 in the resort area district;

16 (4) A list of estimated project and service costs;

17 (5) A feasibility or consultant study concerning the  
18 formation of the proposed district and the funds to be generated  
19 by the implementation of a resort service fee and indicating that  
20 the proposed resort service fee will provide sufficient revenue  
21 for proposed services and projects;

22 (6) The proposed rate or rates, not to exceed five percent of  
23 the purchase price, of the resort service fee and the proposed  
24 classes of goods and services to which each rate shall apply;

25 (7) The proposed effective date of the resort service fee;

26 (8) A certification from the State Tax Commissioner of the  
27 amount of consumers sales and service taxes collected from  
28 businesses located in the proposed district during the most recent  
29 twelve calendar month period for which such data is available  
30 that precedes the calendar quarter during which the petition will  
31 be submitted to the governing body;

32 (9) A development schedule; and

33 (10) A statement of the benefits that can be expected from  
34 the creation of the district.

35 (c) Within sixty days of the submission of a petition for the  
36 creation of a resort area district, the governing body shall by  
37 order determine the completeness of the petition. If the  
38 governing body determines that the petition is complete, it shall  
39 set a date for the public meeting required under section six of  
40 this article and shall cause the petition to be filed with the clerk

41 of the governing body and be made available for inspection by  
42 interested persons before the meeting. If the governing body  
43 determines that such petition is not complete, the petition shall  
44 be returned to the petitioners with a statement of additional  
45 information required for such petition to be complete.

**§7-25-6. Notice to property owners before creation or expansion of  
resort area district; form of notice; affidavit of  
publication.**

1 (a) Before the adoption of an order creating a resort area  
2 district, the governing body shall cause notice to be given to the  
3 owners of real property located within the proposed resort area  
4 district that such order will be considered for adoption at a public  
5 meeting of the governing body at a date, time and place named  
6 in the notice and that all persons at that meeting, or any  
7 adjournment thereof, shall be given an opportunity to protest or  
8 be heard concerning the adoption or rejection of the order. At or  
9 after the meeting the governing body may amend, revise or  
10 otherwise modify the information in the petition for formation or  
11 expansion of a resort area district as it may deem appropriate  
12 after taking into account any comments received at such  
13 meeting.

14 (b) A resort area district may not be created by a governing  
15 body if, at the public meeting required by this section, written  
16 protest is filed by at least twenty-five percent of the owners of  
17 real property proposed to be included within the district. In the  
18 event of a such protest, the petition for the creation of the resort  
19 area district may not be resubmitted to the governing body for a  
20 period of at least one year from the date of the original  
21 submission.

22 (c) At least sixty days prior to the date of the meeting the  
23 notice required by this section shall, using reasonable efforts, be  
24 mailed to each owner of real property to be included in the  
25 proposed resort area district as provided in subsection (g) of this

26 section, posted in multiple, conspicuous public locations within  
27 such proposed district and published as a Class II legal  
28 advertisement in compliance with the provisions of article three,  
29 chapter fifty-nine of this code and the publication area for such  
30 publication shall be the county in which the proposed resort area  
31 district is located. The notice shall be in the form of, or  
32 substantially in the form of, the following notice:

33       “NOTICE TO ALL PERSONS OWNING PROPERTY  
34 LOCATED WITHIN ..... (here describe the  
35 boundaries of the proposed resort area district) IN THE  
36 COUNTY OF ..... (name of county):

37       A petition has been presented to the county commission of  
38 the County of ..... (name of county) requesting  
39 establishment of a resort area district and authorization of a  
40 resort service fee under article twenty-five, chapter seven of the  
41 code of West Virginia, 1931, as amended, to .....  
42 (describe potential projects and/or services to be provided) in the  
43 county of ..... (name of county) as the county  
44 commission may deem proper. A copy of the petition is available  
45 in the office of the clerk of the county commission of the County  
46 of ..... (name of county) for review by the public  
47 during regular office hours.

48       The petition to create a resort area district will be considered  
49 by the county commission at a public meeting to be held on the  
50 ..... day of ....., ....., at ... m. at  
51 ..... Any owner of real property  
52 whose property may be affected by the creation of the  
53 above-described resort area district, and any owner of real  
54 property whose property is not located within said resort area  
55 district but wishes his or her property to be included, will be  
56 given an opportunity, under oath, to protest or be heard at said  
57 meeting or any adjournment thereof:..... (name of clerk)

58       (d) An affidavit of publication of the notice made by  
59 newspaper publisher, or a person authorized to do so on behalf

60 of such publisher, and a copy of the notice shall be made part of  
61 the minutes of the governing body and spread on its records of  
62 the meeting described in the notice. The service of said notice  
63 upon all persons owning any interest in any real property located  
64 within the proposed resort area district shall conclusively be  
65 deemed to have been given upon completion of mailing as  
66 provided in subsection (g) of this section and such newspaper  
67 publication.

68 (e) The petitioners shall bear the expense of publication of  
69 the notice, the meeting and the mailing of the proposed order, as  
70 requested by subsection (f) of this section.

71 (f) After the public meeting and before the governing body  
72 may adopt an order creating a resort area district, the governing  
73 body shall, using reasonable efforts, mail a true copy of the  
74 proposed order creating the resort area district to the owners of  
75 real property in the proposed district as provided in subsection  
76 (g) of this section and shall post copies of such proposed order  
77 in multiple, conspicuous public locations within such proposed  
78 district. Unless waived in writing, any petitioning owner of real  
79 property shall have thirty days from mailing of the proposed  
80 order in which to withdraw his or her signature from the petition  
81 in writing prior to the vote of the governing body on such order.  
82 If any signatures on the petition are so withdrawn, the governing  
83 body may adopt the proposed order only upon certification by  
84 the petitioners that the petition otherwise continues to meet the  
85 requirements of this article. If all petitioning owners of real  
86 property waive the right to withdraw their signatures from the  
87 petition, then the governing body may immediately adopt the  
88 order.

89 (g) For purposes of the mailing of each notice to owners of  
90 real property required by this section, reasonable efforts shall be  
91 made to mail such notice to all owners of real property proposed  
92 to be included within such resort area district using the real  
93 property tax records and land books of the county in which such

94 proposed district is located and any lists maintained by a resort  
95 operator or homeowners association within such proposed  
96 district. Such notice shall be also mailed to each president of a  
97 homeowners association, if any, located within a proposed  
98 district which has registered with a resort operator to receive  
99 such information. Immaterial defects in the mailing of such  
100 notices shall not affect the validity of such notices.

**§7-25-7. Creation of resort area district; resort area district to be a public corporation.**

1 (a) Each resort area district shall be created by adoption of  
2 an order by the governing body.

3 (b) From and after the date of the adoption of the order  
4 creating a resort area district, it shall thereafter be a public  
5 corporation, but without any power to levy or collect ad valorem  
6 taxes.

**§7-25-8. Powers of resort area district.**

1 Each resort area district may:

2 (a) Have and use a corporate seal, and alter the same;

3 (b) Sue and be sued, and be a party to suits, actions and  
4 proceedings;

5 (c) Purchase insurance;

6 (d) Enter into agreements, contracts or other transactions  
7 with any person or governmental agency necessary or incident  
8 to the provision of services or the development, planning,  
9 construction, acquisition or improvement of a project or for the  
10 operation, maintenance or disposition of a project or for any  
11 other services required by a project, or to carry out any purposes  
12 of the district;

- 13           (e) Establish a bank account or accounts in its name;
- 14           (f) Design, plan, finance, develop, construct, acquire, extend,  
15 improve and complete a project or projects;
- 16           (g) Upon following the procedures set forth in this article,  
17 assess the cost of all or any portion of a project on real property  
18 located within the resort area district;
- 19           (h) Accept from any public or private source appropriations,  
20 grants, gifts, bequests, devises, loans, contributions and any  
21 other benefits available for use in furtherance of district  
22 purposes, and to use or dispose of the same to carry out district  
23 purposes;
- 24           (I) Expend funds to pay the costs of providing services  
25 within the district and to acquire, or construct part of a project on  
26 property located within or outside of a district, and for any work  
27 undertaken thereon, as may be necessary or incident to the  
28 completion of a project;
- 29           (j) Enter into agreements with the county within which the  
30 resort area district is located to plan, develop, construct, acquire  
31 or improve a project jointly;
- 32           (k) Borrow money and incur indebtedness and other  
33 obligations and evidence the same by certificates, notes or  
34 debentures: *Provided*, That such indebtedness shall not exceed  
35 the annual budget for the Resort area district without the  
36 approval of the property owners at a meeting called for such  
37 purpose, a majority of those voting shall constitute approval.  
38 Voting may be in person, by mailed ballot, by proxy or by  
39 electronic means;
- 40           (l) Raise funds by the issuance and sale of assessment bonds  
41 and resort service fee bonds: *Provided*, That the source and sales  
42 of bonds shall be approved at a meeting of the property owners  
43 called for such purpose. A majority of those voting shall



44 constitute approval. Voting at such meeting may be done in  
45 person, by mailed ballot, by proxy or by electronic means;

46 (m) Annually, on or before June 7, certify to the sheriff of  
47 the county in which the property is located the assessments  
48 granted against all property in the district for inclusion in the tax  
49 ticket;

50 (n) Charge interest and levy fines and penalties on unpaid  
51 assessments;

52 (o) Create and enforce liens for unpaid assessments;

53 (p) Adopt bylaws not inconsistent with law;

54 (q) Implement, administer and collect a resort service fee for  
55 the purpose of providing funds for the provision of services and  
56 to design, plan, finance, develop, construct, acquire, extend,  
57 improve and complete a project or projects within a resort area  
58 district;

59 (r) Acquire, own or hold, in its corporate name, real or  
60 personal property, including easements and rights-of-way, by  
61 purchase, lease, gift or otherwise, within or without a resort area  
62 district for district purposes, as well as obtain options for the  
63 acquisition of real property;

64 (s) Provide services necessary to protect the health and  
65 welfare of residents in a resort area district and the value of  
66 property therein and to enter into agreements with any  
67 governmental agency, public or private agency, institution or  
68 person for the furnishing of such services;

69 (t) Provide for fire protection service;

70 (u) Provide for the public safety, including the appointment  
71 of resort area rangers;

72 (v) Provide for public recreation by means of parks,  
73 including, but not limited to, playgrounds, golf courses,  
74 swimming pools, skating rinks or recreation buildings;

75 (w) Provide for the opening, widening, extending,  
76 straightening and surfacing in whole, or in part of, any street and  
77 snow removal or clearance for the same or other roads or streets;

78 (x) Provide for the construction and improvement of street  
79 lights, bridges, culverts, curbs, gutters, drains and works  
80 incidental to any street improvement; and

81 (y) Do any and all other things necessary to carry out the  
82 purposes of this article and not in violation of the Constitution of  
83 this state as may be necessary or incident to the provision of  
84 services or the construction and completion of a project.

**§7-25-9. Official name of resort area districts.**

1 The official name of a resort area district created under the  
2 provisions of this article may contain the name of the resort area  
3 or county in which it is located.

**§7-25-10. Resort area boards.**

1 (a) The powers of each resort area district shall be vested in  
2 and exercised by a resort area board which shall be composed of  
3 seven members, the composition of which shall be as set forth in  
4 subsection (b) of this section. Board members need not be  
5 residents of the district or landowners, except where specifically  
6 required otherwise. For purposes of this section, “residential,  
7 improved real property” includes, but is not limited to,  
8 condominium units, townhouses and single-family residences.

9 (b) The composition of a resort area board shall be as  
10 follows:

11 (1) Three board members shall be owners of or  
12 representatives of owners of residential, improved real property  
13 located within the resort area district;

14           (2) Two board members shall be representatives of the resort  
15 operator or operators located within the resort area district;

16           (3) One board member shall be an owner or a representative  
17 of owners of commercial business property located within the  
18 resort area district; and

19           (4) One board member shall be an owner or a representative  
20 of owners of unimproved, developable real property located  
21 within the resort area district.

22           (c) For purposes of this section, if a parcel of real property  
23 is owned by one or more entities (such as a corporation, limited  
24 liability companies, or other entity), then the following are also  
25 eligible to serve on the board as an owner with respect to such  
26 parcel: (1) Any person having an ultimate beneficial interest in  
27 the parcel, whether directly or indirectly and regardless of the  
28 number of intermediate ownership entities; and (2) any person  
29 designated at the outset of the election as authorized, by an  
30 owning entity, to serve on the board as an owner for that  
31 particular parcel. Nothing in this provision, however, creates any  
32 additional voting rights to the owners of a single parcel of real  
33 property, and each parcel of real property shall be entitled to  
34 only one vote, regardless of the number of owners participating  
35 in ownership of the parcel. Furthermore, nothing in this  
36 provision authorizes the owners of real property of one type  
37 (such as the resort operator, owners of residential improved real  
38 estate, or owners of unimproved, developable real estate) to vote  
39 regarding a board position reserved to another ownership  
40 category.

41           (d) The board members shall be elected for terms of four  
42 years each and thereafter until their respective successors have  
43 been elected and have been qualified, except, that of the board  
44 members elected at the initial election meeting, two shall serve  
45 for a term of two years, two shall serve for a term of three years  
46 and three shall serve for a term of four years. At the first meeting

47 of the board, the board members shall determine by lot which of  
48 them shall serve the terms less than four years. Each succeeding  
49 term is four years. Board members may be reelected for any  
50 number of terms. In the event a board member who is required  
51 to own real property within the district to be eligible for such  
52 board position no longer owns real property within the district,  
53 such member may serve out the remainder of his or her term.

54 (e) Only owners of real property, including owners of  
55 commercial business property, located within the district shall be  
56 eligible to vote in elections for board members.

57 (f) Elections for board members shall be held in accordance  
58 with bylaws adopted by the board, but section eleven of this  
59 article shall govern the initial election of board members. Voting  
60 shall be in person, by mailed ballot, by proxy or by electronic  
61 means. The voting restrictions set forth in subsections (d) and (e)  
62 of section eleven of this article shall apply to all board elections  
63 and may not be altered.

64 (g) Before entering upon the performance of his or her  
65 duties, each member shall take and subscribe to the oath required  
66 by Section five, Article IV of the Constitution of this state.

67 (h) In the event that a board vacancy arises before the  
68 scheduled end of a board member's term, vacancies on the board  
69 shall be filled for the remainder of the unexpired term of the  
70 member whose office shall be vacant and such appointment,  
71 pursuant to the procedures set forth in subsection (q) of this  
72 section. Any board member may be removed by the board in  
73 case of incompetency, neglect of duty, gross immorality or  
74 malfeasance in office, upon a unanimous vote of the remaining  
75 six board members. A vote of four board members is sufficient  
76 to schedule and conduct an election to fill an unexpired board  
77 member's term. Any other action of the board taken while one  
78 or more board positions are vacant must be unanimously  
79 approved by a board which is comprised of at least six active  
80 serving board members.

81 (I) The board shall organize within thirty days following the  
82 first election of board members and annually thereafter at its first  
83 meeting after January 1, of each year by selecting one of its  
84 members to serve as chairman, one to serve as treasurer and one  
85 to serve as secretary. The secretary, or his or her designee, shall  
86 keep a record of all proceedings of the board which shall be  
87 available for inspection as other public records and the  
88 Treasurer, or his or her designee, shall maintain records of all  
89 financial matters relating to the resort area district, which shall  
90 also be made available for inspection as other public records.  
91 The secretary and treasurer shall perform such other duties  
92 pertaining to the affairs of the resort area district as shall be  
93 prescribed by the board.

94 (j) The initial board shall adopt bylaws for the district;  
95 *Provided*, That the adoption of such bylaws and any subsequent  
96 amendments thereto shall require approval by six sevenths of the  
97 board.

98 (k) The members of the board, and the chairman, secretary  
99 and treasurer thereof, shall make available, at all reasonable  
100 times and upon reasonable notice, all of its books and records  
101 pertaining to the resort area district's operation, finances and  
102 affairs for inspection and audit. The board shall meet at least  
103 semiannually.

104 (l) A majority of the members of the board constitutes a  
105 quorum and meetings shall be held at the call of the chairman.  
106 Board members may vote either in person, by telephone or by  
107 electronic means.

108 (l) Staff, office facilities and costs of operation of the board  
109 may be provided by the county which created the resort area  
110 district or by contract and said costs of operations shall be  
111 funded from resort service fees collected within the district or  
112 any other source.

113 (m) The chairman shall preside at all meetings of the board  
114 and shall vote as any other members of the board, but if he or she  
115 should be absent from any meeting the remaining members may  
116 select a temporary chairman, and if the member selected as  
117 chairman resigns as chairman or ceases for any reason to be a  
118 member of the board, the board shall select one of its members  
119 to serve as chairman until the next annual organizational  
120 meeting.

121 (n) The board shall, by resolution, determine its own rules of  
122 procedure, fix the time and place of its meetings and the manner  
123 in which special meeting may be called. The members of the  
124 board shall not be personally liable or responsible for any  
125 obligations of the resort area district or the board but are  
126 answerable only for willful misconduct in the performance of  
127 their duties.

128 (o) The members of the board shall serve without  
129 compensation but shall receive reimbursement for actual and  
130 necessary expenses incurred in connection with the performance  
131 of their duties.

132 (p) Every board member who handles public funds or  
133 property, and every other officer or employee of a resort area  
134 district of whom it shall be required, shall, unless otherwise  
135 provided by law, give bond, with good security, to be approved  
136 by the board, and in such penalty as such board, conditioned  
137 upon the faithful discharge of the duties of his or her office or  
138 employment and the faithful accounting for and paying over, as  
139 required by law, of any funds or property coming into his or her  
140 possession.

141 (q) Vacancies on the board shall be filled by a special  
142 election within 120 days of the vacancy, on a date specified by  
143 the board, which shall not be less than 45 days sooner than  
144 publication of notice of the election. The publication process for  
145 an election to fill a vacancy shall be the same as set forth in

146 subsections (c), (d) and (e) of section 11 of this article, and only  
147 those owners eligible to vote for the board member whose  
148 departure from office caused the vacancy shall be eligible to vote  
149 to replace the member. Without limiting the foregoing, and by  
150 way of example, only owners of improved residential property  
151 may vote to fill a vacancy created by the departure from office  
152 of a board member elected by that class of owner.  
153 Notwithstanding the provisions of this subsection, a vacancy in  
154 the office of board as to a board member elected or appointed as  
155 a resort operator representative, may be filled by direct  
156 appointment of the resort operator, rather than by election, if  
157 only one resort operator exists in the district.

**§7-25-11. Election procedure for initial members of resort area  
board; subsequent elections; elections and  
procedures to fill board vacancies.**

1 (a) Within ninety days of the adoption of the order creating  
2 the resort area district, a public meeting shall be held at which  
3 elections for the initial members of the board shall be held. Such  
4 meeting shall be held at a location within the district not less  
5 than twenty days after the publication of the notice required by  
6 subsection (b) of this section.

7 (b) Prior to the meeting required by this section, the  
8 petitioners for the creation of the resort area district shall, using  
9 reasonable efforts, cause notice of the initial election meeting to  
10 be given to all owners of real property, including owners of  
11 commercial business property, located within the district. Such  
12 notice shall be mailed to each owner of real property included in  
13 the resort area district as provided in subsection (h) of this  
14 section, posted in multiple, conspicuous public locations within  
15 such district and published at least thirty days prior to the date of  
16 the meeting as a Class II legal advertisement in compliance with  
17 the provisions of article three, chapter fifty-nine of this code and  
18 the publication area for such publication shall be the resort area  
19 district. The notice shall provide, at a minimum, the following  
20 information:

21 (1) The purpose of the meeting;

22 (2) Descriptions of the board positions;

23 (3) A statement that only owners of real property, including  
24 owners of commercial business property, located within the  
25 district are eligible to vote in such election;

26 (4) The location of the meeting; and

27 (5) The date and time of the meeting.

28 (c) At the meeting required by this section, nominations shall  
29 be made for each board position. Persons nominated for board  
30 positions shall meet the criteria provided for each board position  
31 as set forth in subsection (b), section ten of this article.  
32 Nominations shall be made for each board position in the  
33 following manner:

34 (1) Only owners of residential, improved real property  
35 located within the resort area district may nominate persons for  
36 the three board positions provided for owners of or  
37 representatives of owners of residential, improved real property  
38 located within the resort area district;

39 (2) Only representatives of the resort operator or resort  
40 operators may nominate persons for the two board positions  
41 provided for representatives of the resort operator or resort  
42 operators located within the resort area district;

43 (3) Only owners of commercial business property located  
44 within the resort area district may nominate persons for the  
45 board position provided for an owner of or a representative of  
46 owners of commercial business property located within the  
47 resort area district; and

48 (4) Only owners of unimproved, developable real property  
49 located within the resort area district may nominate persons for



50 the board position provided for an owner of or a representative  
51 of owners of unimproved, developable real property located  
52 within the resort area district.

53 (d) Following board member nominations, a vote shall be  
54 taken by written ballot for board members to be elected, but  
55 owners of any class of property may grant proxies to any person  
56 to cast the owner's ballot as if the owner were present in person.  
57 Voting shall occur in the following manner:

58 (1) Only owners of residential, improved real property  
59 located within the resort area district may vote for the three  
60 board positions provided for owners of or representatives of  
61 owners of residential, improved real property located within the  
62 resort area district. Each owner is entitled to one vote per unit or  
63 parcel of residential, improved real property he or she owns;

64 (2) Only a representative of each resort operator may vote  
65 for the two board positions provided for representatives of the  
66 resort operator or resort operators located within the resort area  
67 district;

68 (3) Only owners of commercial business property located  
69 within the resort area district may vote for the board position  
70 provided for an owner of or a representative of owners of  
71 commercial business property located within the resort area  
72 district. Each owner is entitled to one vote per unit of  
73 commercial business property he or she owns; and

74 (4) Only owners of unimproved, developable real property  
75 located within the resort area may vote for the board position  
76 provided for an owner of or a representative of owners of  
77 unimproved, developable real property located within the resort  
78 area district. Each owner is entitled to one vote per parcel of  
79 unimproved, developable real property that he or she owns.

80 (e) For purposes of voting in the initial election and in all  
81 subsequent elections for board members:

82 (1) The owners of each parcel or unit of real property are  
83 entitled one vote, irrespective of the number of owners of such  
84 parcel or unity;

85 (2) Fractional voting shall not be permitted; and

86 (3) The vote pertaining to a parcel or unit shall be cast in  
87 accordance with the direction of the person or persons holding  
88 the majority interest in such parcel or unit, and in the event there  
89 is no majority, such vote shall be forfeited.

90 (f) Each board member shall be elected by a majority of the  
91 votes cast for such board position.

92 (g) The petitioners for the creation of the resort area district  
93 shall be responsible for the costs of the initial election and  
94 meeting required by this section.

95 (h) For purposes of the mailing of notice to owners of real  
96 property required by this section, reasonable efforts shall be  
97 made to mail such notice to all owners of real property included  
98 within such resort area district using the real property tax records  
99 and land books of the county in which such district is located and  
100 any lists maintained by a resort operator or homeowners  
101 association within such district. Such notice shall be also mailed  
102 to each president of a homeowners association, if any, located  
103 within a district which has registered with a resort operator to  
104 receive such information. Immaterial defects in the mailing of  
105 such notices shall not affect the validity of such notices.

**§7-25-12. Resort area districts authorized to levy resort service  
fee; procedure for implementation and cessation of  
resort service fee; abstract and notice of  
implementing resolution; rate of resort service fee;  
permissible uses; limitations on imposition.**

1 (a) Resort area districts are hereby authorized to impose a  
2 resort service fee within such district by following the  
3 procedures set forth in this section.

4 (b) No resort service fee shall be implemented within a  
5 resort area district without approval by six sevenths of the board.  
6 If six sevenths of the board has approved the implementation of  
7 a resort service fee, the board shall adopt a resolution specifying  
8 the following:

9 (1) The rate or rates of the resort service fee and the classes  
10 of goods and services to which each rate shall apply;

11 (2) The services and projects authorized to be funded from  
12 the proceeds of the resort service fee; and

13 (3) The effective date of the resort service fee: *Provided*,  
14 That the resort service fee shall not take effect less than ninety  
15 days following the adoption of the resolution.

16 (c) A board may repeal the resolution authorizing  
17 implementation of a resort service fee upon approval by six  
18 sevenths of the board: *Provided*, That such resolution may not be  
19 repealed if a district has outstanding resort service fee bonds and  
20 the terms of such bonds restrict the repeal of such resolution.

21 (d) After the adoption of a resolution regarding  
22 implementation of a resort service fee, an abstract of such  
23 resolution, determined by the board to contain sufficient  
24 information as to give notice of the contents of such resolution,  
25 and notice that such resolution has been adopted shall be posted  
26 in multiple, conspicuous public locations within such district and  
27 published as a Class II legal advertisement in compliance with  
28 the provisions of article three, chapter fifty-nine of this code and  
29 the publication area for such publication shall be the resort area  
30 district.

31 (e) The rate of a resort service fee shall not exceed five  
32 percent of the purchase price of the goods or services upon  
33 which the resort service fee is levied: *Provided*, That a district  
34 may impose the resort service fee at a rate less than five percent.

35 (f) A resort area district may levy a resort service fee at  
36 different rates upon different classes of goods and services.

37 (g) The proceeds generated by a resort service fee shall  
38 solely be used for:

39 (1) Paying all or a portion of the costs of providing a service  
40 or services within the district; or

41 (2) Paying all or a portion of the costs of a project or  
42 projects, including payment of debt service on resort service fee  
43 bonds;

44 (3) However, a minimum of twenty-five percent of all  
45 service fees shall be placed in a reserve account and shall not be  
46 used except in compliance with the bylaws.

47 (h) A resort service fee shall not be imposed upon goods and  
48 services sold for resale.

**§7-25-13. Resort service fee administration.**

1 (a) Not less than thirty days prior to the date that the resort  
2 service fee becomes effective, the board shall adopt an  
3 administrative resolution governing the collection and reporting  
4 of the resort service fee. This administrative resolution may be  
5 amended at any time as may be necessary to effectively  
6 administer the resort service fee.

7 (b) The administrative resolution shall specify:

8 (1) The time that the resort service fees collected by  
9 businesses are to be remitted to the district;

10 (2) The office, officer or employee of the district responsible  
11 for collecting and accounting for the resort service fee receipts;

12 (3) The office, officer or employee of the district responsible  
13 for enforcing collection of resort service fees and the methods

14 and procedures to be used in enforcing the collection of resort  
15 service fees due; and

16 (4) The penalties for failure to report resort service fees due,  
17 failure to remit resort service fees due and violation of the  
18 administrative resolution.

19 (c) The administrative resolution may include:

20 (1) Further clarification and specificity in the categories of  
21 goods and services that are subject to the resort service fee  
22 consistent with subdivision (q), section three of this article; and

23 (2) Other administrative details necessary for the efficient  
24 and effective administration of the resort service fee.

**§7-25-14. Implementation and provision of services within resort  
area district; adoption of annual budget.**

1 (a) Upon the creation of a resort area district and  
2 organization of its board, a resort area district may provide for  
3 the provision of services by the adoption of a resolution.

4 (b) A resolution providing for the provision of services shall  
5 set forth:

6 (1) The services to be offered;

7 (2) The sources of funding for such services; and

8 (3) All other information necessary for the administration of  
9 providing such services.

10 (c) A resolution providing for the provision of services may  
11 be amended from time to time, as deemed necessary by the  
12 board.

13 (d) Services to be offered by a resort area district shall not be  
14 inconsistent with those permitted under the bylaws of the district

15 or this article and shall not include a service for which the resort  
16 operator charges a fee or obtains revenue, such as operation or  
17 maintenance of a ski slope or ski lift.

18 (e) The board shall adopt an annual budget for the district  
19 each year. Such budget shall require approval by six sevenths of  
20 the board to be adopted. Funds of the resort area district may not  
21 be expended on any service or project in excess of the amounts  
22 specified in the budget, and no material expenditures may occur  
23 on services or projects not authorized by the budget, except upon  
24 approval of at least six sevenths of the board.

25 (f) In setting the budget or any amendment to it, and in  
26 approving any anticipated obligation, undertaking and related  
27 expenditure of any funds received from any resort service fee or  
28 from any assessment, the Board shall be empowered to condition  
29 the an expenditure or undertaking, in whole or part, upon the  
30 receipt of grants, loans or contribution of funds by or from other  
31 sources or parties, including the resort operator, any commercial  
32 interests, and any governmental entity, In the event that any  
33 such conditions established by the Board are not met, the  
34 expenditure and any related conditionally approved undertaking  
35 shall not be required.

**§7-25-15. Authorization to implement assessments for projects;  
procedures for implementing assessments; by-laws to  
provide additional procedures for implementation of  
assessments; notice to property owners before  
implementation of assessments for projects; affidavit  
of publication.**

1 (a) An assessment for a project within a resort area district  
2 shall be authorized by the adoption of a resolution by the board.  
3 A resolution authorizing an assessment shall only be adopted  
4 after following the procedures set forth in this section.

5 (b) The bylaws of a district:

6 (1) Shall provide the procedures not addressed in this section  
7 for the implementation of an assessment to pay the costs of a  
8 project: *Provided*, That such procedures must be consistent with  
9 constitutional standards and all other laws and regulations of this  
10 state.

11 (2) May provide for the maximum amount of assessments  
12 which may be levied against a parcel of real property within the  
13 district.

14 (c) Fifty-one percent or more of the owners of real property  
15 to be benefitted by a project may petition the board to implement  
16 an assessment to pay the costs of such project. A board may on  
17 its own initiative propose an assessment to pay the costs of a  
18 project upon approval by six sevenths of the board.

19 (d) Upon following the procedures provided in this section  
20 and a resort area district's bylaws for the implementation of an  
21 assessment to pay the costs of a project, the board may, after  
22 giving notice to all real property owners and holding a public  
23 meeting as required by this section, adopt a resolution  
24 authorizing such assessment to pay the costs of a project upon  
25 approval by six sevenths of the board.

26 (e) Before the adoption of a resolution authorizing an  
27 assessment to pay the costs of a project, the board shall cause  
28 notice to be given to the owners of real property located within  
29 the resort area district that such resolution will be considered for  
30 adoption at a public meeting of the board at a date, time and  
31 place named in the notice and that all persons at that meeting, or  
32 any adjournment thereof, shall be given an opportunity to protest  
33 or be heard concerning the adoption or rejection of the  
34 resolution.

35 (f) An assessment shall not be authorized by the board if at  
36 the public meeting required by this section written protest is filed  
37 by at least twenty-five percent of the owners of the real property

38 within the district to be benefitted by the proposed project and  
39 subject to the assessment. In the event of such protest, the  
40 proposed assessment in the same form may not be reconsidered  
41 by a board for a period of at least one year from the date of the  
42 public meeting.

43 (g) At least thirty days prior to the date of the public  
44 meeting, the notice required by this section shall, using  
45 reasonable efforts, be mailed to the owners of real property to be  
46 assessed for a proposed project as provided in subsection (k) of  
47 this section, posted in multiple, conspicuous public locations  
48 within such district and published as a Class II legal  
49 advertisement in compliance with the provisions of article three,  
50 chapter fifty-nine of this code. The publication area for such  
51 publication shall be the resort area district.

52 (h) An affidavit of publication of the notice made by  
53 newspaper publisher, or a person authorized to do so on behalf  
54 of such publisher, and a copy of the notice shall be made part of  
55 the minutes of the board and spread on its records of the meeting  
56 described in the notice. The service of said notice upon all  
57 persons owning any interest in any real property located within  
58 the resort area district shall conclusively be deemed to have been  
59 given upon completion of mailing as provided in subsection (k)  
60 of this section and such newspaper publication.

61 (i) After the public meeting and before the board may adopt  
62 a resolution authorizing implementation of assessments, the  
63 board shall, using reasonable efforts, mail a true copy of the  
64 proposed resolution authorizing implementation of an  
65 assessment to the owners of real property in the resort area  
66 district as provided in subsection (k) of this section.

67 (j) A board shall make available to the owners of real  
68 property within the district a list of all owners of real property  
69 within the district for the purposes of enabling such owners of  
70 real property to solicit support for a petition proposing or a  
71 protest against an assessment.



72 (k) For purposes of the mailing of each notice to owners of  
73 real property required by this section, reasonable efforts shall be  
74 made to mail such notice to all owners of real property required  
75 to receive notice under this section using the real property tax  
76 records and land books of the county in which such district is  
77 located and any lists maintained by a resort operator or  
78 homeowners association within such district. Such notice shall  
79 be also mailed to each president of a homeowners association, if  
80 any, located within a district which has registered with a resort  
81 operator to receive such information. Immaterial defects in the  
82 mailing of such notices shall not affect the validity of such  
83 notices.

**§7-25-16. Provisions for construction of a project.**

1 (a) Prior to beginning construction on a project, the board  
2 shall provide by resolution for the construction of the project and  
3 shall also provide in the same or subsequent resolutions for the  
4 supervision of such work by a professional engineer,  
5 governmental agency or any other person designated by the  
6 board. The board may provide for the construction of the project  
7 by one of the two following methods or any combination thereof:

8 (1) If there exists a governmental agency with the  
9 experience, knowledge and authority to construct the project, the  
10 board may elect to enter in a contract with such agency for the  
11 construction of all, or a part of, the project or for any other  
12 service necessary or incident to the construction of the project,  
13 in which case such governmental agency shall be responsible for  
14 entering into contracts, subject to the board's approval, with such  
15 other persons as may be necessary or incident to the construction  
16 of the project; or

17 (2) The board may elect to enter into one or more contracts  
18 with such contractors and other persons as may be necessary or  
19 incident to the construction of the project, in which case it shall  
20 solicit competitive bids. All contracts for work on any project,

21 the expense of which will exceed \$50,000, shall be awarded to  
22 the lowest qualified responsible bidder who shall furnish a  
23 sufficient performance and payment bond. The board may reject  
24 any and all bids and if it rejects all bids, notices shall be  
25 published as original required before any other bids may be  
26 received. The board may let portions of the work necessary to  
27 complete a project under different contracts.

28 (b) The resolution described in subsection (a) of this section  
29 shall also provide for payment of the cost of the project.

30 (c) Prior to the construction of the project, the board shall  
31 obtain such permits and licenses required by law for the  
32 construction and operation of the project.

33 (d) No project shall be undertaken by a district that includes  
34 a ski slope or ski lift.

**§7-25-17. Notice to property owners of assessments; correcting  
and laying assessments; report on project  
completion.**

1 (a) Prior to the issuance of assessment bonds or the levying  
2 of any assessments, the board shall cause a report to be prepared  
3 describing each lot or parcel of land located within the resort  
4 area district to be assessed for the project and setting forth the  
5 total cost of the project based on the contract with the  
6 governmental agency, the accepted bid or bids, or a cost estimate  
7 certified by a professional engineer, and all other costs incurred  
8 prior to the commencement of construction and the future  
9 administrative costs, and the respective amounts chargeable  
10 upon each lot or parcel of land and the proper amount to be  
11 assessed against the respective lots or parcels of land with a  
12 description of the lots and parcels of land as to ownership and  
13 location. If two or more different kinds of projects are involved,  
14 the report shall set forth the portion of the assessment  
15 attributable to each respective project. The board shall thereupon

16 give notice as specified below to the owners of real property to  
17 be assessed that on or after a date specified in the notice an  
18 assessment will be deemed granted against the property. The  
19 notice shall state that the owner of assessed property, or other  
20 interested party, may on said date appear before the board to  
21 move the revision or correction of the proposed assessment and  
22 shall show the total cost of the project, whether the assessments  
23 will pay for all, or a part of, the total cost of the project and the  
24 lots or parcels of property to be assessed and the respective  
25 amounts to be assessed against such lots or parcels, with a  
26 description of the respective lots and parcels of land as to  
27 ownership and location. The notice shall be mailed, using  
28 reasonable efforts, to the owners of real property to be assessed  
29 for a proposed project as provided in subsection (c) of this  
30 section, posted in multiple, conspicuous public locations within  
31 such district and published as a Class II legal advertisement in  
32 compliance with the provisions of article three, chapter fifty-nine  
33 of this code, and the publication area for such publication is the  
34 resort area district. On or after the date so advertised, the board  
35 may revise, amend, correct and verify the report and proceed by  
36 resolution to establish the assessments as corrected and verified  
37 and shall certify the same to the governing body which created  
38 the district.

39 (b) Upon completion of a project, the board shall prepare a  
40 final report certifying the completion of the project and showing  
41 the total cost of the project and whether the cost is greater or less  
42 than the cost originally estimated. If the total cost of the project  
43 is greater or less than the cost shown in the report prepared prior  
44 to construction, the board may revise the assessment charged on  
45 each lot or parcel of property pursuant to subsection (a) of this  
46 section to reflect the total cost of the project as completed, and  
47 in doing so shall, in the case of an assessment increase only,  
48 follow the same procedure with regard to notice and providing  
49 each owner of assessed property the right to appear before the  
50 board to move for the revision or correction of such proposed  
51 reassessment as required for the original assessment. If the

52 assessment is decreased, the board shall, by resolution and  
53 written notice to the sheriff of the county in which the resort area  
54 district is located, cause the next installment or installments or  
55 assessments then due and payable by each affected property  
56 owner to be reduced pro rata, and shall provide written notice to  
57 such property owners of the amount of such decrease by the  
58 deposit of such notice in the United States mail, postage prepaid.

59 (c) For purposes of the mailing of each notice to owners of  
60 real property required by this section, reasonable efforts shall be  
61 made to mail such notice to all owners of real property required  
62 to receive notice under this section using the real property tax  
63 records and land books of the county in which such district is  
64 located and any lists maintained by a resort operator or  
65 homeowners association within such district. Such notice shall  
66 be also mailed to each president of a homeowners association, if  
67 any, located within a district which has registered with a resort  
68 operator to receive such information. Immaterial defects in the  
69 mailing of such notices shall not affect the validity of such  
70 notices.

**§7-25-18. Exemption of public property from assessments.**

1 No lots or parcels of land owned or controlled by the United  
2 States, this state, any municipality, county, county board of  
3 education, resort area district or other public body shall be  
4 subject to any assessments under this article.

**§7-25-19. Assessment bonds and resort service fee bonds; sinking  
fund for assessment bonds and resort service fee  
bonds; tax exemption.**

1 (a) For constructing and acquiring any project authorized by  
2 this article the board of any such district is hereby authorized to  
3 borrow money, from time to time, and in evidence thereof issue  
4 the bonds of such district, payable from the proceeds of the  
5 assessments or resort service fees granted under this article. Such

6 bonds shall be issued in one or more series, may bear such date  
7 or dates, may mature at such time or times not exceeding thirty  
8 years from their respective dates, shall be fully registered as to  
9 principal and interest in the name of the bondholder with a  
10 certificate of authentication, may bear interest at such rate or  
11 rates not exceeding eighteen percent per annum, may be payable  
12 at such times, may be executed in such manner, may be payable  
13 at such place or places, may be subject to such terms of  
14 redemption with or without premium, may be declared or  
15 become due before maturity date thereof, may be authenticated  
16 in any manner, and upon compliance of such conditions, may  
17 contain such terms and covenants as provided in the resolution  
18 or resolutions of the board. All such bonds shall be, and shall be  
19 treated as, negotiable instruments for all purposes. Bonds  
20 bearing the signatures of officers and offices on the dates of the  
21 signing thereof shall be valid and binding for all purposes  
22 notwithstanding that before the delivery thereof any or all such  
23 persons whose signatures appear thereon shall have ceased to be  
24 such officers. Notwithstanding the requirements or provisions of  
25 any other law, any such bonds may be negotiated or sold in such  
26 manner at such time or times and at such price or prices as is  
27 found by the board to be most advantageous. Any resolution or  
28 resolutions providing for the issuance of such bonds may contain  
29 covenants and restrictions upon the issuance of additional bonds  
30 thereafter as may be deemed necessary or advisable for the  
31 assurance of the payment of the bonds thereby authorized.

32 (b) At or before the time of issuance of any bonds under this  
33 article, the board shall by resolution provide for the creation of  
34 a sinking fund and for payments into such fund from the  
35 assessments or resort service fees granted under this article in  
36 such amount as may be sufficient to pay the accruing interest and  
37 retire the bonds at or before the time each will respectively  
38 become due and to establish or maintain reserves therefor. All  
39 sums which are or should be, in accordance with such  
40 provisions, paid into such sinking fund shall be used solely for  
41 the payment of interest and for the retirement of such bonds at or

42 prior to maturity as may be provided or required by such  
43 resolution.

44 (c) The property, including leased property, of the resort area  
45 district and bonds and any income or interest thereon issued by  
46 the resort area district are exempt from taxation by the state of  
47 West Virginia and other taxing bodies of the state.

**§7-25-20. Indebtedness of resort area district.**

1 No constitutional or statutory limitation with respect to the  
2 nature or amount of or rate of interest on indebtedness which  
3 may be incurred by municipalities, counties or other public or  
4 governmental bodies shall apply to the indebtedness of a resort  
5 area district. No indebtedness of any nature of a resort area  
6 district shall constitute an indebtedness of any county creating  
7 and establishing such district or a charge against any property of  
8 said counties but shall be paid solely from the resort service fee  
9 or assessments which the resort area district is authorized to  
10 impose on the owners of the property within the district by this  
11 article. No indebtedness or obligation incurred by a resort area  
12 district shall give any right against any member of the governing  
13 body or any member of the board of a resort area district.

**§7-25-21. Payment of assessments to sheriff; report to resort area district; collection of delinquent assessments.**

1 (a) The assessments authorized to be imposed pursuant to  
2 this article will not be considered to be ad valorem taxes or the  
3 equivalent of ad valorem taxes under any provision of this code:  
4 *Provided*, That for the exclusive purposes of collection of the  
5 assessments authorized to be imposed under this article and  
6 enforcement of the assessment liens created by section  
7 twenty-two of this article, the provisions of chapter eleven-a of  
8 this code shall apply as if the assessments were taxes as that term  
9 is defined in section one, article one of that chapter: *Provided*,  
10 That any property subject to assessments may not be sold to  
11 satisfy such lien.

12 (b) The sheriff shall promptly deposit all assessments upon  
13 receipt thereof in a segregated account established by the sheriff  
14 for such purpose and shall maintain a record of the assessments  
15 so received. Each month, the sheriff shall pay all moneys  
16 collected for the resort area district into the district treasury or,  
17 if the sheriff consents, to a trustee for the benefit of bondholders  
18 if assessment bonds are issued by the resort area district.

19 (c) Payments to the resort area district shall be made in the  
20 time set forth in section fifteen, article one, chapter eleven-a of  
21 this code and the sheriff shall be entitled to take a commission  
22 for collection of the assessments on behalf of the resort area  
23 district, as provided in section seventeen of said article.

24 (d) For each tax year, the sheriff will prepare and deliver to  
25 the board of each resort area district located in the county, a  
26 statement setting forth the aggregate amount of assessments  
27 received for such district and the name of any property owner  
28 who failed to pay the assessments due and payable for the period  
29 in question. The report shall be due on or before August 1, of the  
30 following year.

31 (e) The sheriff is authorized to collect delinquent  
32 assessments and enforce the liens created in section twenty-two  
33 of this article as if those assessments were delinquent real  
34 property taxes and the taxes are tax liens using the enforcement  
35 tools provided in articles two and three, chapter eleven-a of this  
36 code.

**§7-25-22. Liens; recording notice of liens; priority; release of lien;  
notice to future property owners.**

1 (a) With the exception of property exempt from assessment  
2 pursuant to section eighteen of this article, there shall be a lien  
3 on all real property located within the resort area district for the  
4 assessments imposed by section seventeen of this article, which  
5 lien shall attach to those parcels made subject to the assessment

6 on the date specified in the notice to property owners. A notice  
7 of the liens of said assessments referring to the assessing  
8 resolution and setting forth a list of the property assessed,  
9 described respectively as to amounts of assessment, ownership  
10 and location of the property, shall be certified, by the chairman  
11 and secretary of the board, to the clerk of the county commission  
12 of the county wherein the project is located. The county clerk  
13 shall record the notice of such lien in the appropriate trust deed  
14 book or other appropriate county lien book and index the same  
15 in the name of each owner of real property assessed. From the  
16 date of an assessment, the trustee, for the benefit of bondholders  
17 if assessment bonds are issued by the resort area district, and/or  
18 the district shall have such lien and shall be entitled to enforce  
19 the same in its, his, her or their name to the extent of the amount,  
20 including principal and interest and any penalty due for any  
21 failure to pay an installment when due, of such assessments and  
22 against the property to which the assessment applies, as to any  
23 assessment not paid as and when due. The trustee or the district,  
24 as an alternative to the enforcement provision set forth in section  
25 twenty-one of this article, are granted all legal remedies as are  
26 necessary to collect the assessment. Such assessments shall be  
27 and constitute liens for the benefit of the resort area district or  
28 the trustee, for the benefit of bondholders if assessment bonds  
29 are issued by the resort area district, upon the respective lots and  
30 parcels of land assessed and shall have priority over all other  
31 liens except to those for land taxes due the state, county and  
32 municipality and except any liens for preexisting special  
33 assessments provided under this code. If any assessment is  
34 revised in accordance with this article, the lien created by this  
35 section shall extend to the assessment so revised and shall have  
36 the same priority as the priority of the lien created upon the  
37 laying of the original assessment. Such assessments and interest  
38 thereon shall be paid by the owners of the property assessed as  
39 and when the installments are due. Following the payment in full  
40 of any assessment bonds including any interest thereon, the  
41 chairman and secretary of the board shall execute a release of all  
42 liens and shall certify the same to county clerk for recondition.



43 (b) Following the grant of any assessment on property as  
44 provided in this article, the seller of such property shall provide  
45 reasonable disclosure to the buyer in the real estate contract that  
46 an assessment has been granted on the property, the amount of  
47 the assessment and the duration of the assessment.

**§7-25-23. Resort Area Rangers.**

1 (a) A board is hereby authorized to appoint bona fide  
2 residents of this state to act as resort area rangers within its  
3 respective resort area district upon any premises which are part  
4 of said district, subject to the conditions and restrictions imposed  
5 by this section.

6 (b) Before performing the duties of ranger, each appointed  
7 person shall qualify for the position of ranger in the same  
8 manner as is required of county officers by the taking and filing  
9 of an oath of office as required by section three, article one,  
10 chapter six of this code and by posting an official bond as  
11 required by section one, article two, chapter six of this code. To  
12 facilitate the performance of the duties of a ranger, a ranger may  
13 carry a firearm or other dangerous weapon while the ranger is on  
14 duty.

15 (c) It is the duty of any person appointed and qualified as a  
16 ranger hereunder to preserve law and order on any premises  
17 which are part of a resort area district. For this purpose, the  
18 ranger shall be considered to be a law-enforcement officer in  
19 accordance with the provisions of section one, article  
20 twenty-nine, chapter thirty of this code and, as to offenses  
21 committed within those areas, have and may exercise all the  
22 powers and authority and are subject to all the requirements and  
23 responsibilities of a law-enforcement officer. The assignment of  
24 rangers to the duties authorized by this section may not  
25 supersede in any way the authority or duty of other peace  
26 officers to preserve law and order on those premises.

27 (d) The salary of all rangers shall be paid by the board. The  
28 board shall furnish each ranger with an official uniform to be  
29 worn while on duty and shall furnish and require each ranger  
30 while on duty to wear a shield with an appropriate inscription  
31 and to carry credentials certifying the person's identity and  
32 authority as a ranger.

33 (e) The board at its pleasure may revoke the authority of any  
34 ranger. The chairman of the board shall report the termination of  
35 employment of a ranger by filing a notice to that effect in the  
36 office of the clerk of the county in which the ranger's oath of  
37 office was filed and in the case of a ranger licensed to carry a  
38 firearm or other dangerous weapon, by notifying the clerk of the  
39 circuit court of the county in which the license for the firearm or  
40 other dangerous weapon was granted.

**§7-25-24. Annual audit; books and records.**

1 Each resort area district shall cause an audit of its books and  
2 accounts to be made at least once each fiscal year by an  
3 independent certified public accountants, and the cost thereof  
4 may be defrayed as an administrative cost. All books and records  
5 of the resort area district shall be available for inspection by any  
6 property owner during reasonable business hours.

**§7-25-25. Notice of transfer of change in ownership of property  
within resort area district.**

1 After the resort area district has been formed and organized,  
2 as a part of any bylaws, the district's board shall promulgate  
3 rules and regulations as a part of its bylaws which require timely  
4 notice to the District whenever ownership of property within the  
5 District has changed, along with any change in address for any  
6 notices required by this article. If a new property owner within  
7 the District fails to notify the district board of change in the  
8 property's ownership, any notice provided by the District to the  
9 previous property owner's last known address shall be deemed  
10 sufficient.

**§7-25-26. Liberal construction.**

1 This article being necessary for the public health, safety and  
2 welfare and economic development, it shall be liberally  
3 construed to effectuate the purpose hereof.

**CHAPTER 30. PROFESSIONS AND OCCUPATIONS.**

**ARTICLE 29. LAW-ENFORCEMENT TRAINING AND CERTIFICATION.**

**§30-29-1. Definitions.**

1 For the purposes of this article, unless a different meaning  
2 clearly appears in the context:

3 (1) “Approved law-enforcement training academy” means  
4 any training facility which is approved and authorized to conduct  
5 law-enforcement training as provided in this article;

6 (2) “Chief executive” means the superintendent of the State  
7 Police; the chief natural resources police officer of the Division  
8 of Natural Resources; the sheriff of any West Virginia county;  
9 any administrative deputy appointed by the chief natural  
10 resources police officer of the Division of Natural Resources; or  
11 the chief of any West Virginia municipal law-enforcement  
12 agency;

13 (3) “County” means the fifty-five major political  
14 subdivisions of the state;

15 (4) “Exempt rank” means any noncommissioned or  
16 commissioned rank of sergeant or above;

17 (5) “Governor’s committee on crime, delinquency and  
18 correction” or “Governor’s committee” means the Governor’s  
19 committee on crime, delinquency and correction established as  
20 a state planning agency pursuant to section one, article nine,  
21 chapter fifteen of this code;

22           (6) “Law-enforcement officer” means any duly authorized  
23 member of a law-enforcement agency who is authorized to  
24 maintain public peace and order, prevent and detect crime, make  
25 arrests and enforce the laws of the state or any county or  
26 municipality thereof, other than parking ordinances, and includes  
27 those persons employed as campus police officers at state  
28 institutions of higher education in accordance with the  
29 provisions of section five, article four, chapter eighteen-b of this  
30 code, and persons employed by the Public Service Commission  
31 as motor carrier inspectors and weight enforcement officers  
32 charged with enforcing commercial motor vehicle safety and  
33 weight restriction laws although those institutions and agencies  
34 may not be considered law-enforcement agencies. The term also  
35 includes those persons employed as rangers by the Hatfield-  
36 McCoy Regional Recreation Authority in accordance with the  
37 provisions of section six, article fourteen, chapter twenty of this  
38 code, or by resort area districts in accordance with the provisions  
39 of section twenty-three, article twenty-five, chapter seven of this  
40 code, although neither the authority nor any resort area district  
41 may ~~not~~ be considered a law-enforcement agency: *Provided*,  
42 That the subject rangers shall pay the tuition and costs of  
43 training. As used in this article, the term “law-enforcement  
44 officer” does not apply to the chief executive of any West  
45 Virginia law-enforcement agency or any watchman or special  
46 natural resources police officer;

47           (7) “Law-enforcement official” means the duly appointed  
48 chief administrator of a designated law-enforcement agency or  
49 a duly authorized designee;

50           (8) “Municipality” means any incorporated town or city  
51 whose boundaries lie within the geographic boundaries of the  
52 state;

53           (9) “Subcommittee” or “law-enforcement professional  
54 standards subcommittee” means the subcommittee of the  
55 Governor’s committee on crime, delinquency and correction  
56 created by section two of this article; and

57       (10) “West Virginia law-enforcement agency” means any  
58 duly authorized state, county or municipal organization  
59 employing one or more persons whose responsibility is the  
60 enforcement of laws of the state or any county or municipality  
61 thereof: *Provided*, That neither the Hatfield-McCoy Regional  
62 Recreation Authority, the Public Service Commission nor any  
63 state institution of higher education nor any resort area district  
64 is a law-enforcement agency.



That Joint Committee on Enrolled Bills hereby certifies that the foregoing bill is correctly enrolled.

\_\_\_\_\_  
*Chairman, House Committee*

\_\_\_\_\_  
*Chairman, Senate Committee*

Originating in the House.

In effect ninety days from passage.

\_\_\_\_\_  
*Clerk of the House of Delegates*

\_\_\_\_\_  
*Clerk of the Senate*

\_\_\_\_\_  
*Speaker of the House of Delegates*

\_\_\_\_\_  
*President of the Senate*

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The within \_\_\_\_\_ this the \_\_\_\_\_  
day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
*Governor*

