

Stricken language would be deleted from and underlined language would be added to the law as it existed prior to this session of the General Assembly.

1 State of Arkansas
2 86th General Assembly
3 Regular Session, 2007
4

As Engrossed: S3/1/07 S3/7/07

A Bill

SENATE BILL 376

5 By: Senators Brown, Steele, Madison, Wilkins, *Crumbly, Baker*
6 By: Representatives D. Johnson, Adcock, Webb, Allen, T. Baker, Chesterfield, Davis, J. Johnson,
7 Rainey, Overbey, *Dunn, Saunders, Wills, Blount, Cornwell, S. Dobbins, Harrelson, Hall, W. Lewellen,*
8 *Hardy*
9
10

For An Act To Be Entitled

11 THE ARKANSAS LAND BANK ACT.
12

Subtitle

13 THE ARKANSAS LAND BANK ACT.
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18 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
19

20 SECTION 1. Arkansas Code Title 14, Chapter 169, is amended to add a
21 new subchapter to read as follows:

22 14-169-1201. Title.

23 This subchapter shall be known and may be cited as the "Arkansas Land
24 Bank Act".
25

26 14-169-1202. Purpose.

27 (a) It is the purpose of this subchapter to authorize and encourage
28 cities of the first class to establish land banks to:

29 (1) Reverse urban blight;

30 (2) Assemble and convey real property; and

31 (3) Increase stability of property values.

32 (b) The goal to be achieved is to:

33 (1) Provide new housing, new industry, and jobs within the city;

34 (2) Eliminate the barriers to returning properties to productive
35 use; and

36 (3) Increase tax revenue for the cities and school districts.



1
2 14-169-1203. Definitions.

3 As used in this subchapter:

4 (1) "City" means a city of the first class;

5 (2) "Land bank" means a land bank created by a city under the
6 Public Facilities Boards Act, § 14-137-101 et seq.; and

7 (3) "Person" means a natural person and a legal entity.

8
9 14-169-1204. Powers and authority.

10 (a) When a city creates a land bank it may, in addition to other
11 powers granted or authorized by the Public Facilities Boards Act, § 14-137-
12 101 et seq., authorize the land bank to exercise the powers necessary to
13 foster development, redevelopment, revitalization, or conservation of real
14 property when necessary to:

15 (1) Eliminate unhealthy, unsanitary, or unsafe conditions;

16 (2) Eliminate uses detrimental to the public welfare;

17 (3) Otherwise remove or prevent the spread of blight or
18 deterioration;

19 (4) Promote the ability of cities to increase home ownership,
20 provide affordable housing, and preserve and improve the health of
21 neighborhoods within the city; and

22 (5) Provide property for and enhance commerce, industry, and
23 housing within the city.

24 (b) A city may assign to a land bank the city's authority to enforce
25 its liens.

26 (c)(1) A land bank shall not have the power of eminent domain.

27 (2) Subdivision (c)(1) of this section shall not be constructed
28 as limiting the eminent domain power of any city or entity of a city other
29 than a land bank as defined in § 14-169-203.

30
31 14-169-1205. Required actions by land bank.

32 A land bank shall:

33 (1) Inventory all property acquired for its use and benefit and
34 maintain the inventory as a public record;

35 (2) Require a prospective purchaser to submit a plan for the
36 property of interest to the purchaser;

1 (3) Give consideration to any development plans on file with the
2 city; and

3 (4) Develop plans for the intended uses of its property.

4
5 14-169-1206. Approval of plan – Enforcement of agreement.

6 (a) A land bank shall not convey property until it approves a plan
7 that includes:

8 (1) A time frame for developing the property under the plan; and

9 (2) Procedures for enforcing promises made in the plan.

10 (b) Upon agreement of the parties, a land bank may modify the plan and
11 time frame after conveyance.

12 (c) If the property is not developed according to the plan or within
13 the time frame, a land bank may act to enforce the agreement of the parties.

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15 14-169-1207. Requirements for conveyance of property.

16 Prior to conveyance of its property, a land bank shall give
17 consideration to the following issues:

18 (1) Whether the prospective purchaser has a pattern or practice
19 of not paying fines resulting from a citation for violation of state laws or
20 regulations or local codes and ordinances;

21 (2) Whether the prospective purchaser has a pattern or practice
22 of not timely paying property taxes; and

23 (3) Whether the prospective purchaser was the prior owner of
24 real property that was transferred to the Commissioner of State Lands as a
25 result of tax delinquency during the preceding three (3) years.

26
27 SECTION 2. Arkansas Code § 14-54-302(b)(1) is amended to read as
28 follows:

29 (b)(1)(A) Municipal corporations are also empowered and authorized to
30 donate property, or any part thereof, and liens on property to:

31 (i) ~~the~~ The federal government or any agency thereof,

32 ~~for any one (1) or more of the following purposes, that is, having the real~~
33 ~~estate, personal property, or both, activated, reactivated, improved, or~~
34 ~~enlarged by the donee; or~~

35 (ii) A land bank created by the municipal
36 corporation.

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(B) The property may be used for any lawful purpose.

/s/ Brown