INTRODUCED VERSION

HOUSE BILL No. 1403

DIGEST OF INTRODUCED BILL

Citations Affected: IC 13-18-15-2; IC 36-4-3; IC 36-9.

Synopsis: Annexation. Provides that after June 30, 2019, an annexation may be initiated only as follows: (1) By a petition requesting annexation that is signed by 100% of the affected property owners. (2) By a municipality, if the territory is contiguous and 100% of the affected property owners consent to the annexation. (3) By a municipality, if the territory is noncontiguous and contains certain facilities that are owned or operated by the municipality or owned by a property owner that consents to the annexation. Establishes requirements for a property owner to consent to an annexation. Provides that the following provisions do not apply to an annexation for which an ordinance is adopted after June 30, 2019: (1) Annexation remonstrances. (2) Reimbursement of remonstrators' attorney's fees and costs. (3) Municipal outreach programs. (4) Annexations requested by petition of at least 51% of property owners. Provides that a settlement agreement in lieu of annexation that is executed after June 30, 2019, is void. Eliminates provisions regarding the contiguity of a public highway.

Effective: July 1, 2019.

Ellington

January 14, 2019, read first time and referred to Committee on Government and Regulatory Reform.
HOUSE BILL No. 1403

A BILL FOR AN ACT to amend the Indiana Code concerning local government.

Be it enacted by the General Assembly of the State of Indiana:

SECTION 1. IC 13-18-15-2, as amended by P.L. 228-2015, section 2, is amended to read as follows [effective July 1, 2019]: Sec. 2. (a) The persons involved shall negotiate the terms for connection and service under this chapter.

(b) If service is ordered under this chapter, a receiver of that service that is located in an unincorporated area may grant a waiver to a municipality providing the service. A waiver under this section:

(1) must waive the receiver's right of remonstrance against annexation of the areas in which the service is to be provided; and

(2) may be one (1) of the terms for connection and service described in subsection (a).

(c) The waiver, if granted:

(1) shall be noted on the deed of each property affected and recorded as provided by law; and

(2) is considered a covenant running with the land.

(d) Notwithstanding any other law, a waiver of the right of remonstrance executed after June 30, 2015, expires not later than
fifteen (15) years after the date the waiver was executed.

(e) (d) This subsection applies to any deed recorded after June 30, 2015. This subsection applies only to property that is subject to a remonstrance waiver. A municipality shall, within a reasonable time after the recording of a deed to property located within the municipality, provide written notice to the property owner that a waiver of the right of remonstrance exists with respect to the property.

(e) Notwithstanding any other law, a waiver of the right of remonstrance is valid and binding on a landowner or a successor in title only with regard to an annexation for which the annexation ordinance was adopted before July 1, 2019.

SECTION 2. IC 36-4-3-1.5, AS AMENDED BY P.L.206-2016, SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 1.5. (a) For purposes of this chapter, territory sought to be annexed may be considered "contiguous" only if at least one-eighth (1/8) of the aggregate external boundaries of the territory coincides with the boundaries of the annexing municipality. In determining if a territory is contiguous, a strip of land less than one hundred fifty (150) feet wide that connects the annexing municipality to the territory is not considered a part of the boundaries of either the municipality or the territory.

(b) This subsection applies to an annexation for which an annexation ordinance is adopted after June 30, 2015, and before July 1, 2019. A public highway or the rights-of-way of a public highway are contiguous to:

1) the municipality; or

2) property in the unincorporated area adjacent to the public highway or rights-of-way of a public highway;

if the public highway or the rights-of-way of a public highway are contiguous under subsection (a) and one (1) of the requirements in subsection (c) is satisfied.

(c) This subsection applies to an annexation for which an annexation ordinance is adopted after June 30, 2015, and before July 1, 2019. A public highway or the rights-of-way of a public highway are not contiguous unless one (1) of the following requirements is met:

1) The municipality obtains the written consent of the owners of all property:

   (A) adjacent to the entire length of the part of the public highway and rights-of-way of the public highway that is being annexed; and

   (B) not already within the corporate boundaries of the
municipality.

A waiver of the right of remonstrance executed by a property owner or a successor in title of the property owner for sewer services or water services does not constitute written consent for purposes of this subdivision.

(2) All property adjacent to at least one (1) side of the entire length of the part of the public highway or rights-of-way of the public highway being annexed is already within the corporate boundaries of the municipality.

(3) All property adjacent to at least one (1) side of the entire length of the part of the public highway or rights-of-way of the public highway being annexed is part of the same annexation ordinance in which the public highway or rights-of-way of a public highway are being annexed.

A municipality may not annex a public highway or the rights-of-way of a public highway or annex territory adjacent to the public highway or rights-of-way of a public highway unless the requirements of this section are met.

SECTION 3. IC 36-4-3-1.7, AS AMENDED BY P.L.206-2016, SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 1.7. (a) This section applies only to an annexation ordinance adopted after June 30, 2015, and before July 1, 2019. This section does not apply to an annexation under section 5.1 of this chapter.

   (b) Not earlier than six (6) months before a municipality introduces an annexation ordinance, the municipality shall conduct an outreach program to inform citizens regarding the proposed annexation. For an annexation under section 3 or 4 of this chapter, the outreach program must conduct at least six (6) public information meetings regarding the proposed annexation. For an annexation under section 5 of this chapter, the outreach program must conduct at least three (3) public information meetings regarding the proposed annexation. The public information meetings must provide citizens with the following information:

   (1) Maps showing the proposed boundaries of the annexation territory.

   (2) Proposed plans for extension of capital and noncapital services in the annexation territory, including proposed dates of extension.

   (3) Expected fiscal impact on taxpayers in the annexation territory, including any increase in taxes and fees.

   (c) The municipality shall provide notice of the dates, times, and locations of the outreach program meetings. The municipality shall
publish the notice of the meetings under IC 5-3-1, including the date, time, and location of the meetings, except that notice must be published not later than thirty (30) days before the date of each meeting. The municipality shall also send notice to each owner of land within the annexation territory not later than thirty (30) days before the date of the first meeting of the outreach program. The notice to landowners shall be sent by first class mail, certified mail with return receipt requested, or any other means of delivery that includes a return receipt and must include the following information:

(1) The notice must inform the landowner that the municipality is proposing to annex territory that includes the landowner's property.

(2) The municipality is conducting an outreach program for the purpose of providing information to landowners and the public regarding the proposed annexation.

(3) The date, time, and location of the meetings to be conducted under the outreach program.

(d) The notice shall be sent to the address of the landowner as listed on the tax duplicate. If the municipality provides evidence that the notice was sent:

(1) by certified mail, with return receipt requested or any other means of delivery that includes a return receipt; and

(2) in accordance with this section;

it is not necessary that the landowner accept receipt of the notice. If a remonstrance is filed under section 11 of this chapter, the municipality shall file with the court proof that notices were sent to landowners under this section and proof of publication.

(e) The notice required under this section is in addition to any notice required under sections 2.1 and 2.2 of this chapter.

SECTION 4. IC 36-4-3-2.2, AS AMENDED BY P.L.228-2015, SECTION 5, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 2.2. (a) This section does not apply to an annexation under section 4(a)(2), 4(a)(3), 4(b), or 4(h) of this chapter or an annexation described in section 5.1 of this chapter.

(b) Before a municipality may annex territory, the municipality shall provide written notice of the hearing required under section 2.1 of this chapter. Except as provided in subsection (f), The notice must be sent by:

(1) certified mail, return receipt requested; or

(2) any other means of delivery that includes a return receipt; at least sixty (60) not later than twenty (20) days before the date of the hearing to each owner of real property, as shown on the county
auditor's current tax list, whose real property is located within the territory proposed to be annexed.

(c) For purposes of an annexation of territory described in section 2.5 of this chapter, if the hearing required under section 2.1 of this chapter is conducted after June 30, 2010, the notice required by this section must also be sent to each owner of real property, as shown on the county auditor's current tax list, whose real property is adjacent to contiguous areas of rights-of-way of the public highway that are only included in the annexation of territory by operation of IC 36-4-3-2.5 on the side of the public highway that is not part of the annexed territory.

(d) The notice required by this section must include the following:
   (1) A legal description of the real property proposed to be annexed.
   (2) The date, time, location, and subject of the hearing.
   (3) A map showing the current municipal boundaries and the proposed municipal boundaries.
   (4) Current zoning classifications for the area proposed to be annexed and any proposed zoning changes for the area proposed to be annexed.
   (5) A detailed summary of the fiscal plan, described in section 3.1 or 13 of this chapter, if applicable.
   (6) The location where the public may inspect and copy the fiscal plan, if applicable.
   (7) A statement that the municipality will provide a copy of the fiscal plan, if applicable, after the fiscal plan is adopted immediately to any landowner in the annexed territory who requests a copy.
   (8) The name and telephone number of a representative of the municipality who may be contacted for further information.

(e) If the municipality complies with this section, the notice is not invalidated if the owner does not receive the notice.

(f) This subsection applies to an annexation under section 3 or 4 of this chapter in which all property owners within the area to be annexed provide written consent to the annexation. The written notice described in this section must be sent by:
   (1) certified mail, return receipt requested; or
   (2) any other means of delivery that includes a return receipt; not later than twenty (20) days before the date of the hearing to each owner of real property, as shown on the county auditor's current tax list, whose real property is located within the territory proposed to be annexed.

SECTION 5. IC 36-4-3-3.1 IS AMENDED TO READ AS
FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 3.1. (a) This section does not apply to an annexation under section 4(a)(2), 4(a)(3), 4(b), 4(h), or 4.1 of this chapter.

(b) This subsection applies only to an annexation for which the annexation ordinance was adopted before July 1, 2019. A municipality shall develop and adopt a written fiscal plan and establish a definite policy by resolution of the legislative body that meets the requirements set forth in section 13 of this chapter.

(c) This subsection applies to an annexation for which the annexation ordinance was adopted after June 30, 2019. A municipality shall develop and adopt a written fiscal plan and establish a definite policy by resolution of the legislative body that includes the following information:

1. The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.
2. The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants, and other funding to be used.
3. The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.
4. That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.
5. That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning.
criteria.

(6) The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.

(7) The estimated effect the proposed annexation will have on municipal finances, specifically how municipal tax revenues will be affected by the annexation for four (4) years after the effective date of the annexation.

(8) Any estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.

(9) A list of all parcels of property in the annexation territory and the following information regarding each parcel:

(A) The name of the owner of the parcel.

(B) The parcel identification number.

(C) The most recent assessed value of the parcel.

(c) (d) Except as provided in subsection (d), (e), the municipality shall establish and adopt the written fiscal plan before mailing the notification to landowners in the territory proposed to be annexed under section 2.2 of this chapter.

(d) (e) In an annexation under section 5 or 5.1 of this chapter, the municipality shall establish and adopt the written fiscal plan before adopting the annexation ordinance.

SECTION 6. IC 36-4-3-3.7 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 3.7. (a) A consent to an annexation must be in writing, signed, and notarized and must specify the annexation ordinance for which the consent is signed. A consent executed under this section:

(1) is irrevocable; and

(2) except as provided in subsection (b), expires on the earlier of:

(A) the date the municipality withdraws, repeals, or amends the ordinance; or

(B) one (1) year after the date that the consent is signed.

(b) If the annexation for which the consent was signed is appealed under section 15.5 of this chapter, the consent is irrevocable and in effect until the date that:
(1) a final nonappealable judgment is entered on the appeal
that is adverse to the annexation; or
(2) the annexation is effective under section 7 of this chapter.

(c) A consent is durable and survives the death, incapacity, or
incompetence of the signatory until the date that the:
(1) consent expires as set forth in subsection (a); or
(2) the annexation terminates or is effective as set forth in
subsection (b).

SECTION 7. IC 36-4-3-4, AS AMENDED BY P.L.206-2016,
SECTION 3, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 4. (a) The legislative body of a municipality may,
by ordinance, annex any of the following:

(1) Territory that is contiguous to the municipality, if one
hundred percent (100%) of the owners of land located within
the territory consent to the annexation as set forth in section
3.7 of this chapter.

(2) Territory that is not contiguous to the municipality and is
solely occupied by a one (1) of the following municipally owned
or operated as either of the following facilities:

(A) An airport or landing field.

(B) A wastewater treatment facility or water treatment facility.
After a municipality annexes territory under this clause, the
municipality may annex additional territory to enlarge the
territory for the use of the wastewater treatment facility or
water treatment facility only if the county legislative body
approves that use of the additional territory by ordinance.

If the municipality does not own the property within the
annexation territory, the property owner must consent to the
annexation as set forth in section 3.7 of this chapter.

(3) Territory that is not contiguous to the municipality but is
found by the legislative body to be solely occupied by:

(A) a municipally owned or regulated sanitary landfill, golf
course, or hospital; or

(B) a police station of the municipality.

If the municipality does not own the property within the
territory, the property owner must consent to the annexation
as set forth in section 3.7 of this chapter.

However, if territory annexed under subdivision (2) or (3) ceases to be
used for the purpose for which the territory was annexed for at least
one (1) year, the territory reverts to the jurisdiction of the unit having
jurisdiction before the annexation if the unit that had jurisdiction over
the territory still exists. If the unit no longer exists, the territory reverts
to the jurisdiction of the unit that would currently have jurisdiction over
the territory if the annexation had not occurred. The clerk of the
municipality shall notify the offices required to receive notice of a
disannexation under section 19 of this chapter when the territory
reverts to the jurisdiction of the unit having jurisdiction before the
annexation. Territory that is annexed under subdivision (2) (including
territory that is enlarged under subdivision (2)(B) for the use of the
wastewater treatment facility or water treatment facility) or subdivision
(3) may not be considered a part of the municipality for purposes of
annexing additional territory.

(b) This subsection applies to municipalities in a county having any
of the following populations:

(1) More than seventy thousand fifty (70,050) but less than
seventy-one thousand (71,000).
(2) More than seventy-five thousand (75,000) but less than
seventy-seven thousand (77,000).
(3) More than seventy-one thousand (71,000) but less than
seventy-five thousand (75,000).
(4) More than forty-seven thousand (47,000) but less than
forty-seven thousand five hundred (47,500).
(5) More than thirty-eight thousand five hundred (38,500) but less
than thirty-nine thousand (39,000).
(6) More than thirty-seven thousand (37,000) but less than
thirty-seven thousand one hundred twenty-five (37,125).
(7) More than thirty-three thousand three hundred (33,300) but
less than thirty-three thousand five hundred (33,500).
(8) More than twenty-three thousand three hundred (23,300) but
less than twenty-four thousand (24,000).
(9) More than one hundred eighty-five thousand (185,000) but
less than two hundred fifty thousand (250,000).
(10) More than two hundred fifty thousand (250,000) but less
than two hundred seventy thousand (270,000).
(11) More than thirty-two thousand five hundred (32,500) but less
than thirty-three thousand (33,000).
(12) More than seventy-seven thousand (77,000) but less than
eighty thousand (80,000).

Except as provided in subsection (c), the legislative body of a
municipality to which this subsection applies may, by ordinance, annex
territory that is not contiguous to the municipality, has its entire area
not more than two (2) miles from the municipality's boundary, is to be
used for an industrial park containing one (1) or more businesses, and
is either owned by the municipality or by a property owner who
consents to the annexation as set forth in section 3.7 of this chapter. However, if territory annexed under this subsection is not used as an industrial park within five (5) years after the date of passage of the annexation ordinance, or if the territory ceases to be used as an industrial park for at least one (1) year, the territory reverts to the jurisdiction of the unit having jurisdiction before the annexation if the unit that had jurisdiction over the territory still exists. If the unit no longer exists, the territory reverts to the jurisdiction of the unit that would currently have jurisdiction over the territory if the annexation had not occurred. The clerk of the municipality shall notify the offices entitled to receive notice of a disannexation under section 19 of this chapter when the territory reverts to the jurisdiction of the unit having jurisdiction before the annexation.

(c) A city in a county with a population of more than two hundred fifty thousand (250,000) but less than two hundred seventy thousand (270,000) may not annex territory as prescribed in subsection (b) until the territory is zoned by the county for industrial purposes.

(d) Notwithstanding any other law, territory that is annexed under subsection (b) or (h) is not considered a part of the municipality for the purposes of:

(1) annexing additional territory:

(A) in a county that is not described by clause (B); or

(B) in a county having a population of more than two hundred fifty thousand (250,000) but less than two hundred seventy thousand (270,000), unless the boundaries of the noncontiguous territory become contiguous to the city, as allowed by Indiana law;

(2) expanding the municipality's extraterritorial jurisdictional area; or

(3) changing an assigned service area under IC 8-1-2.3-6(a)(1).

(e) As used in this section, "airport" and "landing field" have the meanings prescribed by IC 8-22-1.

(f) As used in this section, "hospital" has the meaning prescribed by IC 16-18-2-179(b).

(g) An ordinance adopted under this section must assign the territory annexed by the ordinance to at least one (1) municipal legislative body district.

(h) This subsection applies to a city having a population of more than twenty-nine thousand nine hundred (29,900) but less than thirty-one thousand (31,000). The city legislative body may, by ordinance, annex territory that:

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(1) is not contiguous to the city;
(2) has its entire area not more than eight (8) miles from the city's boundary;
(3) does not extend more than:
   (A) one and one-half (1 1/2) miles to the west;
   (B) three-fourths (3/4) mile to the east;
   (C) one-half (1/2) mile to the north; or
   (D) one-half (1/2) mile to the south;
   of an interchange of an interstate highway (as designated by the federal highway authorities) and a state highway (as designated by the state highway authorities); and
(4) is owned by the city or by a property owner that consents to the annexation as set forth in section 3.7 of this chapter.

SECTION 8. IC 36-4-3-5, AS AMENDED BY P.L.149-2016, SECTION 96, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 5. (a) This subsection applies only to a petition requesting annexation that is filed before July 1, 2015. If the owners of land located outside of but contiguous to a municipality want to have territory containing that land annexed to the municipality, they may file with the legislative body of the municipality a petition:
   (1) signed by at least:
      (A) fifty-one percent (51%) of the owners of land in the territory sought to be annexed; or
      (B) the owners of seventy-five percent (75%) of the total assessed value of the land for property tax purposes; and
   (2) requesting an ordinance annexing the area described in the petition.
   (b) This subsection applies only to a petition requesting annexation that is filed after June 30, 2015, and before July 1, 2019. If the owners of land located outside of but contiguous to a municipality want to have territory containing that land annexed to the municipality, they may file with the legislative body of the municipality a petition that meets the following requirements:
   (1) The petition is signed by at least one (1) of the following:
      (A) Fifty-one percent (51%) of the owners of land in the territory, sought to be annexed: An owner of land may not:
         (i) be counted in calculating the total number of owners of land in the annexation territory; or
         (ii) have the owner's signature counted;
      with regard to any single property that the owner has an interest in that was exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately
(B) The owners of seventy-five percent (75%) of the total assessed value of the land for property tax purposes. Land that was exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately preceding year may not be included in calculating the total assessed valuation of the land in the annexation territory. The court may not count an owner's signature on a petition with regard to any single property that the owner has an interest in that was exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately preceding year.

(2) The petition requests an ordinance annexing the area described in the petition.

(c) The petition circulated by the landowners must include on each page where signatures are affixed a heading that is substantially similar to the following:

"PETITION FOR ANNEXATION INTO THE (insert whether city or town) OF (insert name of city or town)."

(d) If the legislative body fails to pass the ordinance within one hundred fifty (150) days after the date of filing of a petition under subsection (a) or (b), the petitioners may file a duplicate copy of the petition in the circuit or superior court of a county in which the territory is located, and shall include a written statement of why the annexation should take place. Notice of the proceedings, in the form of a summons, shall be served on the municipality named in the petition. The municipality is the defendant in the cause and shall appear and answer.

(e) The court shall hear and determine the petition without a jury, and shall order the proposed annexation to take place only if the evidence introduced by the parties establishes that:

1. essential municipal services and facilities are not available to the residents of the territory sought to be annexed;
2. the municipality is physically and financially able to provide municipal services to the territory sought to be annexed;
3. the population density of the territory sought to be annexed is at least three (3) persons per acre; and
4. the territory sought to be annexed is contiguous to the municipality.

If the evidence does not establish all four (4) of the preceding factors, the court shall deny the petition and dismiss the proceeding.

(f) This subsection does not apply to a town that has abolished town legislative body districts under IC 36-5-2-4.1. An ordinance adopted

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under this section must assign the territory annexed by the ordinance
to at least one (1) municipal legislative body district.

SECTION 9. IC 36-4-3-5.1, AS AMENDED BY P.L.228-2015,
SECTION 10, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 5.1. (a) Owners of land located outside of but
contiguous to a municipality may file a petition with the legislative
body of the municipality:
(1) requesting an ordinance annexing the area described in the
petition; and
(2) signed by:
(A) one hundred percent (100%) of the landowners that reside
within the territory that is proposed to be annexed, in the case
of a petition filed before July 1, 2015; and
(B) in the case of a petition filed after June 30, 2015, one
hundred percent (100%) of the owners of land within the
territory that is proposed to be annexed.
(b) Sections 2.1 and 2.2 of this chapter do not apply to an
annexation under this section.
(c) The petition circulated by the landowners must include on each
page where signatures are affixed a heading that is substantially similar
to the following:
"PETITION FOR ANNEXATION INTO THE (insert whether city
or town) OF (insert name of city or town).".
(d) The municipality may:
(1) adopt an annexation ordinance annexing the territory; and
(2) adopt a fiscal plan and establish a definite policy by resolution
of the legislative body as set forth in section 3.1 of this chapter;
after the legislative body has held a public hearing on the proposed
annexation.
(e) The municipality may introduce and hold the public hearing on
the annexation ordinance not later than thirty (30) days after the
petition is filed with the legislative body. Notice of the public hearing
may be published one (1) time in accordance with IC 5-3-1 at least
twenty (20) days before the hearing. All interested parties must have
the opportunity to testify at the hearing as to the proposed annexation.
(f) The municipality may adopt the annexation ordinance not earlier
than fourteen (14) days after the public hearing under subsection (e).
(g) A landowner may withdraw the landowner's signature from the
petition not more than thirteen (13) days after the municipality adopts
the fiscal plan by providing written notice to the office of the clerk of
the municipality. If a landowner withdraws the landowner's signature;
the petition shall automatically be considered a voluntary petition that
is filed with the legislative body under section 5 of this chapter; fourteen (14) days after the date the fiscal plan is adopted. All provisions applicable to a petition initiated under section 5 of this chapter apply to the petition:

(h) (g) If the municipality does not adopt an annexation ordinance within sixty (60) days after the landowners file the petition with the legislative body, the landowners may file a duplicate petition with the circuit or superior court of a county in which the territory is located and shall include a written statement of why the annexation should take place. Notice of the proceedings, in the form of a summons, shall be served on the municipality named in the petition. The municipality is the defendant in the cause and shall appear and answer. The court shall determine whether the annexation shall take place as set forth in section 5 of this chapter. The court shall hear and determine the petition without a jury and shall order the proposed annexation to take place only if the evidence introduced by the parties establishes that:

(1) essential municipal services and facilities are not available to the residents of the territory sought to be annexed;
(2) the municipality is physically and financially able to provide municipal services to the territory sought to be annexed;
(3) the population density of the territory sought to be annexed is at least three (3) persons per acre; and
(4) the territory sought to be annexed is contiguous to the municipality.

If the evidence does not establish all four (4) of the preceding factors, the court shall deny the petition and dismiss the proceeding.

(i) A remonstrance under section 11 of this chapter may not be filed; however, an appeal under section 15.5 of this chapter may be filed:

(j) (h) In the absence of an appeal under section 15.5 of this chapter, an annexation ordinance adopted under this section takes effect not less than thirty (30) days after the adoption of the ordinance and upon the filing and recording of the ordinance under section 22 of this chapter.

SECTION 10. IC 36-4-3-9, AS AMENDED BY P.L.243-2013, SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 9. (a) A town must obtain the consent of both the metropolitan development commission and the legislative body of a county having a consolidated city before annexing territory within the county where a consolidated city is located.

(b) A town may not annex within an area that extends one (1) mile
outside the corporate boundaries of a second or third class city. A town may annex within the area that extends:

(1) more than one (1) mile; and

(2) not more than three (3) miles;

outside the corporate boundaries of a second or third class city, if the annexation by the town does not include territory that extends more than one (1) mile outside the corporate boundaries of the town.

(c) Subsection (b) does not apply to:

(1) a town that proposes to annex territory located in a different county than the city; or

(2) an annexation by a town that is:

(A) an annexation under section 5 or 5.1 of this chapter; or

(B) consented to by at least fifty-one percent (51%) of the owners of land in the territory the town proposes to annex as set forth in section 3.7 of this chapter.

(d) In determining the total number of landowners of the annexed territory and whether signers of a consent under subsection (c)(2)(B) are landowners, the names appearing on the tax duplicate for that territory constitute prima facie evidence of ownership. Only one (1) person having an interest in each single property, as evidenced by the tax duplicate, is considered a landowner for purposes of this section.

(e) Each municipality that is known as an included town under IC 36-3-1-7 is also considered a town for purposes of this section.

SECTION 11. IC 36-4-3-11, AS AMENDED BY P.L.206-2016, SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 11. (a) This subsection applies only to an annexation for which an annexation ordinance was adopted before July 1, 2015. Except as provided in section 5.1(i) of this chapter and subsections (e), and (f), whenever territory is annexed by a municipality under this chapter, the annexation may be appealed by filing with the circuit or superior court of a county in which the annexed territory is located a written remonstrance signed by:

(1) at least sixty-five percent (65%) of the owners of land in the annexed territory; or

(2) the owners of more than seventy-five percent (75%) in assessed valuation of the land in the annexed territory.

The remonstrance must be filed within ninety (90) days after the publication of the annexation ordinance under section 7 of this chapter, must be accompanied by a copy of that ordinance, and must state the reason why the annexation should not take place.

(b) This subsection applies only to an annexation for which an annexation ordinance was adopted before July 1, 2015.
the remonstrance, the court shall determine whether the remonstrance has the necessary signatures. In determining the total number of landowners of the annexed territory and whether signers of the remonstrance are landowners, the names appearing on the tax duplicate for that territory constitute prima facie evidence of ownership. Only one (1) person having an interest in each single property, as evidenced by the tax duplicate, is considered a landowner for purposes of this section.

(c) This subsection applies only to an annexation for which an annexation ordinance was adopted before July 1, 2015. If the court determines that the remonstrance is sufficient, the court shall fix a time, within sixty (60) days after the court's determination, for a hearing on the remonstrance. Notice of the proceedings, in the form of a summons, shall be served on the annexing municipality. The municipality is the defendant in the cause and shall appear and answer.

(d) This subsection applies only to an annexation for which an annexation ordinance was adopted after June 30, 2015, and before July 1, 2019. If the requirements of section 11.3(c) or (after December 31, 2016) section 11.4 of this chapter are met, the annexation may be appealed by filing with the circuit or superior court of a county in which the annexed territory is located:

(1) the signed remonstrances filed with the county auditor;
(2) the county auditor's certification under section 11.2(i) of this chapter;
(3) the annexation ordinance; and
(4) a statement of the reason why the annexation should not take place.

The remonstrance must be filed with the court not later than fifteen (15) business days after the date the county auditor files the certificate with the legislative body under section 11.2(i) of this chapter. After a remonstrance petition is filed with the court, any person who signed a remonstrance may file with the court a verified, written revocation of the person's opposition to the annexation.

(e) If an annexation is initiated by property owners under section 5.1 of this chapter and all property owners within the area to be annexed petition the municipality to be annexed, a remonstrance to the annexation may not be filed under this section.

(f) (e) This subsection applies only to an annexation for which an annexation ordinance is adopted before July 1, 2015. This subsection applies if:

(1) the territory to be annexed consists of not more than one hundred (100) parcels; and
(2) eighty percent (80%) of the boundary of the territory proposed
to be annexed is contiguous to the municipality.

An annexation may be appealed by filing with the circuit or superior
court of a county in which the annexed territory is located a written
remonstrance signed by at least seventy-five percent (75%) of the
owners of land in the annexed territory as determined under subsection
(b).

SECT. 12. IC 36-4-3-11.1, AS ADDED BY P.L.228-2015,
SECTION 13, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 11.1. (a) This section applies only to an
annexation ordinance adopted after June 30, 2015, and before July 1,
2019.

(b) After a municipality adopts an annexation ordinance in
accordance with all applicable notice and hearing requirements under
this chapter, the annexation may not proceed unless the annexing
municipality completes the procedures set forth in this section.

(c) The proper officers of the municipality must give notice of the
applicability of the remonstrance process by providing notice by:

(1) publication in accordance with IC 5-3-1; and
(2) first class mail or certified mail with return receipt requested,
or any other means of delivery that includes a return receipt;
to the circuit court clerk and to owners of real property described in
section 2.2 of this chapter. Notice under this section must be published
and mailed or delivered on the same date that notice of the adoption of
the annexation ordinance is published under section 7 of this chapter.

(d) The notice of the applicability of the remonstrance process under
subsection (c) must state the following:

(1) Any owners of real property within the area proposed to be
annexed who want to remonstrate against the proposed
annexation must complete and file remonstrance petitions in
compliance with this chapter. The notice must state:
(A) that remonstrance petitions must be filed not later than
ninety (90) days after the date that notice of the adoption of the
annexation ordinance was published under section 7 of this
chapter; and
(B) the last date in accordance with clause (A) that
remonstrance petitions must be filed with the county auditor
to be valid.

(2) A remonstrance petition may be signed at the locations
provided by the municipality under subsection (e). The notice
must provide the following information regarding each location:
(A) The address of the location.
(B) The dates and hours during which a remonstrance petition may be signed at the location.

e) Beginning the day after publication of the notice under subsection (c) and ending not later than ninety (90) days after publication of the notice under subsection (c), the municipality shall provide both of the following:

1. At least one (1) location in the offices of the municipality where a person may sign a remonstrance petition during regular business hours.

2. At least one (1) additional location that is available for at least five (5) days, where a person may sign a remonstrance petition. The location must meet the following requirements:

   (A) The location must be in a public building:
   (i) owned or leased by the state or a political subdivision, including a public library, community center, or parks and recreation building; and
   (ii) located within the boundaries of the municipality or the annexation territory.

   (B) The location must be open according to the following:
   (i) On a day that the location is open on a weekday, the location must be open at a minimum from 5 p.m. to 9 p.m.
   (ii) On a day that the location is open on a Saturday or Sunday, the location must be open at least four (4) hours during the period from 9 a.m. to 5 p.m.

(f) An additional location may not be open on a day that is a legal holiday. At any location and during the hours that a remonstrance petition may be signed, the municipality shall have a person present:

1. to witness the signing of remonstrance petitions; and
2. who shall swear and affirm before a notary public that the person witnessed each person sign the remonstrance petition.

SECTION 13. IC 36-4-3-11.2, AS AMENDED BY P.L.206-2016, SECTION 5, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 11.2. (a) This section applies only to an annexation ordinance adopted after June 30, 2015, and before July 1, 2019.

(b) A remonstrance petition may be filed by an owner of real property that:

1. is within the area to be annexed;
2. was not exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately preceding year; and
3. is not subject to a valid waiver of remonstrance.

(c) A remonstrance petition must comply with the following in order
to be effective:

(1) Each signature on a remonstrance petition must be dated, and the date of the signature may not be earlier than the date on which the remonstrance forms may be issued by the county auditor under subsection (e)(7).

(2) Each person who signs a remonstrance petition must indicate the address of the real property owned by the person in the area to be annexed.

(3) A remonstrance petition must be verified in compliance with subsection (e).

(d) The state board of accounts shall design the remonstrance forms to be used solely in the remonstrance process described in this section. The state board of accounts shall provide the forms to the county auditor in an electronic format that permits the county auditor to copy or reproduce the forms using:

(1) the county auditor's own equipment; or

(2) a commercial copying service.

The annexing municipality shall reimburse the county auditor for the cost of reproducing the remonstrance forms.

(e) The county auditor's office shall issue remonstrance forms accompanied by instructions detailing all of the following requirements:

(1) The closing date for the remonstrance period.

(2) Only one (1) person having an interest in each single property as evidenced by the tax duplicate is considered an owner of property and may sign a remonstrance petition. A person is entitled to sign a petition only one (1) time in a remonstrance process, regardless of whether the person owns more than one (1) parcel of real property.

(3) An individual may not be:

(A) compensated for; or

(B) reimbursed for expenses incurred in;

circulating a remonstrance petition and obtaining signatures.

(4) The remonstrance petition may be executed in several counterparts, the total of which constitutes the remonstrance petition. An affidavit of the person circulating a counterpart must be attached to the counterpart. The affidavit must state that each signature appearing on the counterpart was affixed in the person's presence and is the true and lawful signature of the signer. The affidavit must be notarized.

(5) A remonstrance petition that is not executed in counterparts must be verified by the person signing the petition in the manner
prescribed by the state board of accounts and notarized.

(6) A remonstrance petition may be delivered to the county auditor's office in person or by:
   (A) certified mail, return receipt requested; or
   (B) any other means of delivery that includes a return receipt.

   The remonstrance petition must be postmarked not later than the closing date for the remonstrance period.

(7) The county auditor's office may not issue a remonstrance petition earlier than the day that notice is published under section 11.1 of this chapter. The county auditor's office shall certify the date of issuance on each remonstrance petition. Any person may pick up additional copies of the remonstrance petition to distribute to other persons.

(8) A person who signs a remonstrance petition may withdraw the person's signature from a remonstrance petition before a remonstrance petition is filed with the county auditor by filing a verified request to remove the person's name from the remonstrance petition. Names may not be added to a remonstrance petition after the remonstrance petition is filed with the county auditor.

(f) The county auditor shall prepare and update weekly a list of the persons who have signed a remonstrance petition. The list must include a statement that the list includes all persons who have signed a remonstrance petition as of a particular date, and does not represent a list of persons certified by the county auditor as actual landowners in the annexation territory using the auditor's current tax records under subsection (i). The county auditor shall post the list in the office of the county auditor. The list is a public record under IC 5-14-3.

(g) Not later than five (5) business days after receiving the remonstrance petition, the county auditor shall submit a copy of the remonstrance petition to the legislative body of the annexing municipality.

(h) Not later than fifteen (15) business days after the legislative body of the annexing municipality receives a copy of the remonstrance petition from the county auditor, the annexing municipality shall provide documentation to the county auditor regarding any valid waiver of the right of remonstrance that exists on the property within the annexation territory.

(i) Not later than fifteen (15) business days after receiving the documentation regarding any valid waiver of the right of remonstrance from the annexing municipality under subsection (h), if any, the county auditor's office shall make a final determination of the number of
owners of real property within the territory to be annexed:
   (1) who signed the remonstrance; and
   (2) whose property is not subject to a valid waiver of the right of
   remonstrance;
using the auditor's current tax records as provided in section 2.2 of this
chapter. The county auditor shall file a certificate with the legislative
body of the annexing municipality certifying the number of property
owners not later than five (5) business days after making the
determination.

SECTION 14. IC 36-4-3-11.3, AS ADDED BY P.L.228-2015,
SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 11.3. (a) This section applies only to an
annexation ordinance adopted after June 30, 2015, and before July 1,
2019.

   (b) An annexation ordinance is void if a written remonstrance
petition is signed by one (1) of the following:
   (1) At least sixty-five percent (65%) of the owners of land in the
annexed territory. An owner of land may not:
      (A) be counted in calculating the total number of owners of
land in the annexation territory; or
      (B) have the owner's signature counted on a remonstrance;
with regard to any single property that an owner has an interest in
that was exempt from property taxes under IC 6-1.1-10 or any
other state law for the immediately preceding year.
   (2) The owners of at least eighty percent (80%) in assessed
valuation of the land in the annexed territory. Land that was
exempt from property taxes under IC 6-1.1-10 or any other state
law for the immediately preceding year may not be included in
calculating the total assessed valuation of the land in the
annexation territory. The court may not count the owner's
signature on a remonstrance with regard to any single property
that the owner has an interest in that was exempt from property
taxes under IC 6-1.1-10 or any other state law for the immediately
preceding year.
   (c) The annexation may be appealed to the court under section 11
of this chapter, if a written remonstrance is signed by one (1) of the
following:
   (1) At least fifty-one percent (51%) but less than sixty-five
percent (65%) of the owners of land. An owner of land may not:
      (A) be counted in calculating the total number of owners of
land in the annexation territory; or
      (B) have the owner's signature counted on a remonstrance;
with regard to any single property that the owner has an interest
in that was exempt from property taxes under IC 6-1.1-10 or any
other state law for the immediately preceding year.
(2) The owners of at least sixty percent (60%) but less than eighty
percent (80%) in assessed valuation of land in the annexed
territory. Land that was exempt from property taxes under
IC 6-1.1-10 or any other state law for the immediately preceding
year may not be included in calculating the total assessed
valuation of the land in the annexation territory. The court may
not count an owner's signature on a remonstrance with regard to
any single property that the owner has an interest in that was
exempt from property taxes under IC 6-1.1-10 or any other state
law for the immediately preceding year.

SECTION 15. IC 36-4-3-11.4, AS ADDED BY P.L.228-2015,
SECTION 16, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 11.4. (a) This section applies only to an
annexation that meets all of the following requirements:
(1) The annexation ordinance is adopted after December 31,
2016, and before July 1, 2019.
(2) Notwithstanding the contiguity requirements of section 1.5 of
this chapter, at least one-tenth (1/10) of the aggregate external
boundaries of the territory sought to be annexed coincides with
the boundaries of:
(A) the municipality; and
(B) the site of an economic development project.
(b) As used in this section, "economic development project" means
any project developed by the municipality that meets all of the
following requirements:
(1) The annexing municipality determines that the project will:
(A) promote significant opportunities for the gainful
employment of its citizens;
(B) attract a major new business enterprise to the municipality;
or
(C) retain or expand a significant business enterprise within
the municipality.
(2) The project involves expenditures by the annexing
municipality for any of the following:
(A) Land acquisition, interests in land, site improvements,
infrastructure improvements, buildings, or structures.
(B) Rehabilitation, renovation, and enlargement of buildings
and structures.
(C) Machinery, equipment, furnishings, or facilities.
(D) Substance removal or remedial action.

(c) Notwithstanding section 11.3(b) of this chapter, even if a remonstrance has enough signatures to satisfy the requirements of section 11.3(b) of this chapter, the annexation ordinance is not void and may be appealed to the court under section 11 of this chapter, if all of the following requirements are met:

1. The economic development project site needs the following capital services that the municipality is lawfully able to provide:
   (A) water;
   (B) sewer;
   (C) gas; or
   (D) any combination of the capital services described in clauses (A) through (C).

2. The municipality finds that it is in the municipality's best interest to annex the annexation territory in order to extend, construct, or operate the capital services that are provided to the economic development project site.

3. Before the date the annexation ordinance is adopted, a taxpayer whose business will occupy the economic development project site has done at least one (1) of the following:
   (A) Filed a statement of benefits under IC 6-1.1-12.1 with the designating body for the annexing municipality for a deduction or abatement.
   (B) Entered into an agreement with the Indiana economic development corporation for a credit under IC 6-3.1-13.

(d) If the economic development project:

1. has not commenced within twelve (12) months after the date the annexation ordinance is adopted; or
2. is not completed within thirty-six (36) months after the date the annexation ordinance is adopted;

the annexation territory is disannexed from the municipality and reverts to the jurisdiction of the unit having jurisdiction before the annexation. For purposes of this subsection, an economic development project is considered to have commenced on the day that the physical erection, installation, alteration, repair, or remodeling of a building or structure commences on the site of the economic development project.

SECTION 16. IC 36-4-3-11.5 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 11.5. (a) A landowner in an unincorporated area is not required to grant a municipality a waiver against remonstrance as a condition of connection to a sewer or water service if all of the following conditions apply:

1. The landowner is required to connect to the sewer or water
service because a person other than the landowner has polluted or
contaminated the area.
(2) A person other than the landowner or the municipality has
paid the cost of connection to the service.

(b) Notwithstanding any other law, a waiver of the right to
remonstrate is effective and binding on a landowner or a successor
in title only with regard to an annexation for which the annexation
ordinance was adopted before July 1, 2019.

SECTION 17. IC 36-4-3-11.6, AS ADDED BY P.L.228-2015,
SECTION 17, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 11.6. (a) This section applies to a remonstrance
filed after June 30, 2015, and before July 1, 2019.
(b) If the court orders an annexation not to take place after a hearing
under section 11 of this chapter, the remonstrators shall be reimbursed
by the annexing municipality for any reasonable attorney's fees,
including litigation expenses and appeal costs:
(1) that are incurred:
(A) after the date the annexation ordinance is adopted; and
(B) in remonstrating against the annexation; and
(2) not to exceed thirty-seven thousand five hundred dollars
($37,500).

SECTION 18. IC 36-4-3-11.7, AS ADDED BY P.L.228-2015,
SECTION 18, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 11.7. (a) Notwithstanding any other law, a waiver
of the right of remonstrance executed after June 30, 2015, expires not
later than fifteen (15) years after the date the waiver was executed.
(b) (a) This subsection applies to any deed recorded after June 30,
2015. This subsection applies only to property that is subject to a
remonstrance waiver. A municipality shall, within a reasonable time
after the recording of a deed to property located within the
municipality, provide written notice to the property owner that a waiver
of the right of remonstrance exists with respect to the property.

(b) Notwithstanding any other law, a waiver of the right of
remonstrance is effective and binding on a landowner or a
successor in title only with regard to an annexation for which the
annexation ordinance was adopted before July 1, 2019.

SECTION 19. IC 36-4-3-12, AS AMENDED BY P.L.113-2010,
SECTION 117, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 12. (a) This section applies only
to an annexation for which an annexation ordinance is adopted
before July 1, 2019.
(b) (a) The circuit or superior court shall:
(1) on the date fixed under section 11 of this chapter (in the case of an annexation for which an annexation ordinance is adopted before July 1, 2019), hear and determine the remonstrance without a jury; and
(2) without delay, enter judgment on the question of the annexation according to the evidence that either party may introduce.

(b) (c) If the court enters judgment in favor of the annexation, the annexation may not take effect during the year preceding the year in which a federal decennial census is conducted. An annexation that would otherwise take effect during the year preceding a year in which a federal decennial census is conducted takes effect January 1 of the year in which a federal decennial census is conducted.

SECTION 20. IC 36-4-3-13, AS AMENDED BY P.L.206-2016, SECTION 6, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 13. (a) This section applies only to an annexation for which an annexation ordinance is adopted before July 1, 2019. Except as provided in subsection (c), at the hearing under section 12 of this chapter, the court shall order a proposed annexation to take place if the following requirements are met:
(1) The requirements of either subsection (b) or (c).
(2) The requirements of subsection (d).
(3) The requirements of subsection (i).

(b) The requirements of this subsection are met if the evidence establishes the following:
(1) That the territory sought to be annexed is contiguous to the municipality.
(2) One (1) of the following:
   (A) The resident population density of the territory sought to be annexed is at least three (3) persons per acre.
   (B) Sixty percent (60%) of the territory is subdivided.
   (C) The territory is zoned for commercial, business, or industrial uses.

(c) The requirements of this subsection are met if the evidence establishes one (1) of the following:
(1) That the territory sought to be annexed is:
   (A) contiguous to the municipality as required by section 1.5 of this chapter, except that at least one-fourth (1/4), instead of one-eighth (1/8), of the aggregate external boundaries of the territory sought to be annexed must coincide with the boundaries of the municipality; and
   (B) needed and can be used by the municipality for its
development in the reasonably near future.

(2) This subdivision applies only to an annexation for which an annexation ordinance is adopted after December 31, 2016. That the territory sought to be annexed involves an economic development project and the requirements of section 11.4 of this chapter are met.

(d) The requirements of this subsection are met if the evidence establishes that the municipality has developed and adopted a written fiscal plan and has established a definite policy, by resolution of the legislative body as set forth in section 3.1 of this chapter. The fiscal plan must show the following:

(1) The cost estimates of planned services to be furnished to the territory to be annexed. The plan must present itemized estimated costs for each municipal department or agency.

(2) The method or methods of financing the planned services. The plan must explain how specific and detailed expenses will be funded and must indicate the taxes, grants, and other funding to be used.

(3) The plan for the organization and extension of services. The plan must detail the specific services that will be provided and the dates the services will begin.

(4) That planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.

(5) That services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.

(6) This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the
proposed annexation applies, including the expected tax rates, tax
levies, expenditure levels, service levels, and annual debt service
payments in those political subdivisions for four (4) years after
the effective date of the annexation.

(7) This subdivision applies to a fiscal plan prepared after June
30, 2015. The estimated effect the proposed annexation will have
on municipal finances, specifically how municipal tax revenues
will be affected by the annexation for four (4) years after the
effective date of the annexation.

(8) This subdivision applies to a fiscal plan prepared after June
30, 2015. Any estimated effects on political subdivisions in the
county that are not part of the annexation and on taxpayers
located in those political subdivisions for four (4) years after the
effective date of the annexation.

(9) This subdivision applies to a fiscal plan prepared after June
30, 2015. A list of all parcels of property in the annexation
territory and the following information regarding each parcel:

(A) The name of the owner of the parcel.
(B) The parcel identification number.
(C) The most recent assessed value of the parcel.
(D) The existence of a known waiver of the right to
remonstrate on the parcel. This clause applies only to a fiscal
plan prepared after June 30, 2016.

(e) At the hearing under section 12 of this chapter the court shall do
the following:

(1) Consider evidence on the conditions listed in subdivision (2).
(2) Order a proposed annexation not to take place if the court
finds that all of the following conditions that are applicable to the
annexation exist in the territory proposed to be annexed:

(A) This clause applies only to an annexation for which an
annexation ordinance was adopted before July 1, 2015. The
following services are adequately furnished by a provider
other than the municipality seeking the annexation:

(i) Police and fire protection.
(ii) Street and road maintenance.

(B) The annexation will have a significant financial impact on
the residents or owners of land. The court may not consider:

(i) the personal finances; or
(ii) the business finances;

of a resident or owner of land. The personal and business
financial records of the residents or owners of land, including
state, federal, and local income tax returns, may not be subject
to a subpoena or discovery proceedings.

(C) The annexation is not in the best interests of the owners of land in the territory proposed to be annexed as set forth in subsection (f).

(D) This clause applies only to an annexation for which an annexation ordinance is adopted before July 1, 2015. One (1)
of the following opposes the annexation:

   (i) At least sixty-five percent (65%) of the owners of land in the territory proposed to be annexed.

   (ii) The owners of more than seventy-five percent (75%) in assessed valuation of the land in the territory proposed to be annexed.

Evidence of opposition may be expressed by any owner of land in the territory proposed to be annexed.

(E) This clause applies only to an annexation for which an annexation ordinance is adopted after June 30, 2015. One (1)
of the following opposes the annexation:

   (i) At least fifty-one percent (51%) of the owners of land in the territory proposed to be annexed.

   (ii) The owners of more than sixty percent (60%) in assessed valuation of the land in the territory proposed to be annexed.

The remonstrance petitions filed with the court under section 11 of this chapter are evidence of the number of owners of land that oppose the annexation, minus any written revocations of remonstrances that are filed with the court under section 11 of this chapter.

(F) This clause applies only to an annexation for which an annexation ordinance is adopted before July 1, 2015. This clause applies only to an annexation in which eighty percent (80%) of the boundary of the territory proposed to be annexed is contiguous to the municipality and the territory consists of not more than one hundred (100) parcels. At least seventy-five percent (75%) of the owners of land in the territory proposed to be annexed oppose the annexation as determined under section 11(b) of this chapter.

(f) The municipality under subsection (e)(2)(C) bears the burden of proving that the annexation is in the best interests of the owners of land in the territory proposed to be annexed. In determining this issue, the court may consider whether the municipality has extended sewer or water services to the entire territory to be annexed:

   (1) within the three (3) years preceding the date of the introduction of the annexation ordinance; or
(2) under a contract in lieu of annexation entered into under IC 36-4-3-21.

The court may not consider the provision of water services as a result of an order by the Indiana utility regulatory commission to constitute the provision of water services to the territory to be annexed.

(g) The most recent:
(1) federal decennial census;
(2) federal special census;
(3) special tabulation; or
(4) corrected population count;
shall be used as evidence of resident population density for purposes of subsection (b)(2)(A), but this evidence may be rebutted by other evidence of population density.

(h) A municipality that prepares a fiscal plan after June 30, 2015, must comply with this subsection. A municipality may not amend the fiscal plan after the date that a remonstrance is filed with the court under section 11 of this chapter unless amendment of the fiscal plan is consented to by at least sixty-five percent (65%) of the persons who signed the remonstrance petition.

(i) The municipality must submit proof that the municipality has complied with:
(A) (1) the outreach program requirements and notice requirements of section 1.7 of this chapter; and
(B) (2) the requirements of section 11.1 of this chapter.

SECTION 21. IC 36-4-3-14, AS AMENDED BY P.L.228-2015, SECTION 20, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 14. This section applies only to an annexation for which an annexation ordinance is adopted before July 1, 2019.

In a hearing under section 12 of this chapter, the laws providing for change of venue from the county do not apply, but changes of venue from the judge may be had as in other cases. Costs follow judgment. Pending the entry of a final unappealable judgment, the territory sought to be annexed is not considered a part of the municipality.

SECTION 22. IC 36-4-3-15, AS AMENDED BY P.L.228-2015, SECTION 21, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 15. (a) The court's judgment under section 12 or 15.5 of this chapter must specify the annexation ordinance. on which the remonstrance is based. The clerk of the court shall deliver a certified copy of the final and unappealable judgment to the clerk of the municipality. The clerk of the municipality shall:
(1) record the judgment in the clerk's ordinance record; and
(2) make a cross-reference to the record of the judgment on the
margin of the record of the annexation ordinance.

(b) If a final and unappealable judgment under section 12 or 15.5 of this chapter is adverse to annexation, the municipality may not make further attempts to annex the territory or any part of the territory during the four (4) years after the later of:

(1) the judgment of the circuit or superior court; or
(2) the date of the final disposition of all appeals to a higher court;
unless the annexation is petitioned for under section 5 or 5.1 of this chapter.

(c) This subsection applies if a municipality repeals the annexation ordinance:

(1) less than sixty-one (61) days after the publication of the ordinance under section 7(a) of this chapter; and
(2) before the hearing commences on the remonstrance under section 11(c) of this chapter (in the case of an annexation for which an annexation ordinance is adopted before July 1, 2019).

A municipality may not make further attempts to annex the territory or any part of the territory during the twelve (12) months after the date the municipality repeals the annexation ordinance. This subsection does not prohibit an annexation of the territory or part of the territory that is petitioned for under section 5 or 5.1 of this chapter.

(d) This subsection applies if a municipality repeals the annexation ordinance:

(1) at least sixty-one (61) days but not more than one hundred twenty (120) days after the publication of the ordinance under section 7(a) of this chapter; and
(2) before the hearing commences on the remonstrance under section 11(c) of this chapter (in the case of an annexation for which an annexation ordinance is adopted before July 1, 2019).

A municipality may not make further attempts to annex the territory or any part of the territory during the twenty-four (24) months after the date the municipality repeals the annexation ordinance. This subsection does not prohibit an annexation of the territory or part of the territory that is petitioned for under section 5 or 5.1 of this chapter.

(e) This subsection applies if a municipality repeals the annexation ordinance:

(1) either:
(A) at least one hundred twenty-one (121) days after publication of the ordinance under section 7(a) of this chapter but before the hearing commences on the remonstrance under
section 11(c) of this chapter (in the case of an annexation for which an annexation ordinance is adopted before July 1, 2019); or
(B) after the hearing commences on the remonstrance as set forth in section 11(c) of this chapter (in the case of an annexation for which an annexation ordinance is adopted before July 1, 2019); and
(2) before the date of the judgment of the circuit or superior court as set forth in subsection (b).

A municipality may not make further attempts to annex the territory or any part of the territory during the forty-two (42) months after the date the municipality repeals the annexation ordinance. This subsection does not prohibit an annexation of the territory or part of the territory that is petitioned for under section 5 or 5.1 of this chapter.

(f) An annexation is effective when the clerk of the municipality complies with the filing requirement of section 22(a) of this chapter.

SECTION 23. IC 36-4-3-15.3 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 15.3. (a) As used in this section, "prohibition against annexation" means that a municipality may not make further attempts to annex certain territory or any part of that territory.

(b) As used in this section, "settlement agreement" means a written court approved settlement of a dispute involving annexation under this chapter between a municipality and remonstrators.

(c) Under a settlement agreement between the annexing municipality and either:

(1) seventy-five percent (75%) or more of all landowners participating in the remonstrance; or
(2) the owners of more than seventy-five percent (75%) in assessed valuation of the land owned by all landowners participating in the remonstrance;

the parties may mutually agree to a prohibition against annexation of all or part of the territory by the municipality for a period not to exceed twenty (20) years. The settlement agreement may address issues and bind the parties to matters relating to the provision by a municipality of planned services of a noncapital nature and services of a capital improvement nature (as described in section 13(d) of this chapter), in addition to a prohibition against annexation. The settlement agreement is binding upon the successors, heirs, and assigns of the parties to the agreement. However, the settlement agreement may be amended or revised periodically on further agreement between the annexing municipality and landowners who meet the qualifications of subsection...
(c)(1) or (c)(2); subdivision (1) or (2).

(d) A settlement agreement executed after July 1, 2019, is void.

SECTION 24. IC 36-4-3-16 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 16. (a) Within one (1) year after the expiration of:

1. the one (1) year period for implementation of planned services of a noncapital nature under section 3.1(c)(4) or 13(d)(4) of this chapter; or
2. the three (3) year period for the implementation of planned services of a capital improvement nature under section 3.1(c)(5) or 13(d)(5) of this chapter;

any person who pays taxes on property located within the annexed territory may file a complaint alleging injury resulting from the failure of the municipality to implement the plan. The complaint must name the municipality as defendant and shall be filed with the circuit or superior court of the county in which the annexed territory is located.

(b) The court shall hear the case within sixty (60) days without a jury. In order to be granted relief, the plaintiff must establish one (1) of the following:

1. That the municipality has without justification failed to implement the plan required by section 3.1 or 13 of this chapter within the specific time limit for implementation after annexation.
2. That the municipality has not provided police protection, fire protection, sanitary sewers, and water for human consumption within the specific time limit for implementation, unless one (1) of these services is being provided by a separate taxing district or by a privately owned public utility.
3. That the annexed territory is not receiving governmental and proprietary services substantially equivalent in standard and scope to the services provided by the municipality to other areas of the municipality, regardless of topography, patterns of land use, and population density similar to the annexed territory.

(c) The court may:

1. grant an injunction prohibiting the collection of taxes levied by the municipality on the plaintiff’s property located in the annexed territory;
2. award damages to the plaintiff not to exceed one and one-fourth (1 1/4) times the taxes collected by the municipality for the plaintiff's property located in the annexed territory;
3. order the annexed territory or any part of it to be disannexed from the municipality;
4. order the municipality to submit a revised fiscal plan for
providing the services to the annexed territory within time limits set up by the court; or

(5) grant any other appropriate relief.

(d) A change of venue from the county is not permitted for an action brought under this section.

(e) If the court finds for the plaintiff, the defendant shall pay all court costs and reasonable attorney's fees as approved by the court.

(f) The provisions of this chapter that apply to territory disannexed by other procedures apply to territory disannexed under this section.

SECTION 25. IC 36-4-3-22, AS AMENDED BY P.L.228-2015, SECTION 22, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 22. (a) The clerk of the municipality shall file:

(1) each annexation ordinance: against which:

(A) against which:

(i) a remonstrance (in the case of an annexation for which
an annexation ordinance is adopted before July 1, 2019); or

(ii) an appeal;

has not been filed during the period permitted under this chapter; or

(B) against which a remonstrance was filed without a sufficient number of signatures to meet the requirements of section 11.3(c) of this chapter, in the case of an annexation for which an annexation ordinance was adopted after June 30, 2015, and before July 1, 2019; or

(2) the certified copy of a final and unappealable judgment ordering an annexation to take place;

with the county auditor, circuit court clerk, and board of registration (if a board of registration exists) of each county in which the annexed territory is located, the office of the secretary of state, and the office of census data established by IC 2-5-1.1-12.2. The clerk of the municipality shall record each annexation ordinance adopted under this chapter in the office of the county recorder of each county in which the annexed territory is located.

(b) The ordinance or judgment must be filed and recorded not later than ninety (90) days after:

(1) the expiration of the period permitted for:

(A) a remonstrance (in the case of an annexation for which
an annexation ordinance is adopted before July 1, 2019); or

(B) an appeal under section 15.5 of this chapter;

(2) the delivery of a certified order under section 15 of this
(A) described in subsection (a)(1)(B); and
(B) for which an annexation ordinance is adopted before July 1, 2019.

(c) Failure to record the annexation ordinance as provided in subsection (a) does not invalidate the ordinance.

(d) The county auditor shall forward a copy of any annexation ordinance filed under this section to the following:

(1) The county highway department of each county in which the lots or lands affected are located.
(2) The county surveyor of each county in which the lots or lands affected are located.
(3) Each plan commission, if any, that lost or gained jurisdiction over the annexed territory.
(4) The sheriff of each county in which the lots or lands affected are located.
(5) The township trustee of each township that lost or gained jurisdiction over the annexed territory.
(6) The office of the secretary of state.
(7) The office of census data established by IC 2-5-1.1-12.2.

(e) The county auditor may require the clerk of the municipality to furnish an adequate number of copies of the annexation ordinance or may charge the clerk a fee for photoreproduction of the ordinance. The county auditor shall notify the office of the secretary of state and the office of census data established by IC 2-5-1.1-12.2 of the date that the annexation ordinance is effective under this chapter.

(f) The county auditor or county surveyor shall, upon determining that an annexation ordinance has become effective under this chapter, indicate the annexation upon the property taxation records maintained in the office of the auditor or the office of the county surveyor.

SECTION 26. IC 36-9-22-2, AS AMENDED BY P.L.18-2018, SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 2. (a) The power of the municipal works board to fix the terms of a contract under this section applies to contracts for the installation of sewage works that have not been finally approved or accepted for full maintenance and operation by the municipality on July 1, 1979.
(b) The works board of a municipality may contract with owners of real property for the construction of sewage works within the
municipality or within four (4) miles outside its corporate boundaries
in order to provide service for the area in which the real property of the
owners is located. The contract must provide, for a period of not to
exceed fifteen (15) years, for the payment to the owners and their
assigns by any owner of real property who:

(1) did not contribute to the original cost of the sewage works;

and

(2) subsequently taps into, uses, or deposits sewage or storm
waters in the sewage works or any lateral sewers connected to
them;

of a fair pro rata share of the cost of the construction of the sewage
works, subject to the rules of the board and notwithstanding any other
law relating to the functions of local governmental entities. However,
the contract does not apply to any owner of real property who is not a
party to the contract unless the contract or (after June 30, 2013) a
signed memorandum of the contract has been recorded in the office of
the recorder of the county in which the real property of the owner is
located before the owner taps into or connects to the sewers and
facilities. The board may provide that the fair pro rata share of the cost
of construction includes interest at a rate not exceeding the amount of
interest allowed on judgments, and the interest shall be computed from
the date the sewage works are approved until the date payment is made
to the municipality.

(c) The contract must include, as part of the consideration running
to the municipality, the release of the right of:

(1) the parties to the contract; and

(2) the successors in title of the parties to the contract;

to remonstrate against pending or future annexations by the
municipality of the area served by the sewage works. Any person
tapping into or connecting to the sewage works contracted for is
considered to waive the person's rights to remonstrate against the
annexation of the area served by the sewage works.

(d) Notwithstanding subsection (c), the works board of a
municipality may waive the provisions of subsection (c) in the contract
if the works board considers a waiver of subsection (c) to be in the best
interests of the municipality.

(e) This subsection does not affect any rights or liabilities accrued,
or proceedings begun before July 1, 2013. Those rights, liabilities, and
proceedings continue and shall be imposed and enforced under prior
law as if this subsection had not been enacted. For contracts executed
after June 30, 2013, the release of the right to remonstrate is binding on
a successor in title to a party to the contract only if the successor in
title:
(1) has actual notice of the release; or
(2) has constructive notice of the release because the contract, or
a signed memorandum of the contract stating the release, has been
recorded in the chain of title of the property.
(f) Subsection (c) does not apply to a landowner if all of the
following conditions apply:
(1) The landowner is required to connect to the sewage works
because a person other than the landowner has polluted or
contaminated the area.
(2) The costs of extension of or connection to the sewage works
are paid by a person other than the landowner or the municipality.
(g) Subsection (c) does not apply to a landowner who taps into,
connects to, or is required to tap into or connect to the sewage works
of a municipality only because the municipality provides wholesale
sewage service (as defined in IC 8-1-2-61.7) to another municipality
that provides sewage service to the landowner.
(h) Notwithstanding any other law, a waiver of the right of
remonstrance executed after June 30, 2015, expires not later than
fifteen (15) years after the date the waiver was executed:
(i) This subsection applies to any deed recorded after June 30,
2015. This subsection applies only to property that is subject to a
remonstrance waiver. A municipality shall provide written notice to
any successor in title to property within a reasonable time after the
deed is recorded, that a waiver of the right of remonstrance exists with
respect to the property.
(j) Notwithstanding any other law, a release of the right to
remonstrate is effective and binding on a landowner or a successor
in title to a party to the contract only with regard to an annexation
for which the annexation ordinance was adopted before July 1,
2019.
SECTION 27. IC 36-9-24-14 IS AMENDED TO READ AS
FOLLOWS [EFFECTIVE JULY 1, 2019]: Sec. 14. A municipality that
leases and operates sewage disposal facilities in an area within one (1)
mile outside its corporate boundaries is considered to be furnishing
sewage and sewer service in that area for purposes of IC 36-4-3-13.
IC 36-4-3.
SECTION 28. IC 36-9-25-14, AS AMENDED BY P.L.228-2015,
SECTION 24, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
JULY 1, 2019]: Sec. 14. (a) As to each municipality to which this
chapter applies:
(1) all the territory included within the corporate boundaries of
the municipality; and
(2) any territory, town, addition, platted subdivision, or unplatted land lying outside the corporate boundaries of the municipality that has been taken into the district in accordance with a prior statute, the sewage or drainage of which discharges into or through the sewage system of the municipality;

constitutes a special taxing district for the purpose of providing for the sanitary disposal of the sewage of the district in a manner that protects the public health and prevents the undue pollution of watercourses of the district.

(b) Upon request by:
(1) a resolution adopted by the legislative body of another municipality in the same county; or
(2) a petition of the majority of the resident freeholders in a platted subdivision or of the owners of unplatted land outside the boundaries of a municipality, if the platted subdivision or unplatted land is in the same county;

the board may adopt a resolution incorporating all or any part of the area of the municipality, platted subdivision, or unplatted land into the district.

(c) A request under subsection (b) must be signed and certified as correct by the secretary of the legislative body, resident freeholders, or landowners. The original shall be preserved in the records of the board. The resolution of the board incorporating an area in the district must be in writing and must contain an accurate description of the area incorporated into the district. A certified copy of the resolution, signed by the president and secretary of the board, together with a map showing the boundaries of the district and the location of additional areas, shall be delivered to the auditor of the county within which the district is located. It shall be properly indexed and kept in the permanent records of the offices of the auditor.

(d) In addition, upon request by ten (10) or more interested resident freeholders in a platted or unplatted territory, the board may define the limits of an area within the county and including the property of the freeholders that is to be considered for inclusion into the district. Notice of the defining of the area by the board, and notice of the location and limits of the area, shall be given by publication in accordance with IC 5-3-1. Upon request by a majority of the resident freeholders of the area, the area may be incorporated into the district in the manner provided in this section. The resolution of the board incorporating the area into the district and a map of the area shall be made and filed in the same manner.
(e) In addition, a person owning or occupying real property outside the district may enter into a sewer service agreement with the board for connection to the sewage works of the district. If the agreement provides for connection at a later time, the date or the event upon which the service commences shall be stated in the agreement. The agreement may impose any conditions for connection that the board determines. The agreement must also provide the amount of service charge to be charged for connection if the persons are not covered under section 11 of this chapter, with the amount to be fixed by the board in its discretion and without a hearing.

(f) All sewer service agreements made under subsection (e) or (after June 30, 2013) a signed memorandum of the sewer service agreement shall be recorded in the office of the recorder of the county where the property is located. The agreements run with the property described and are binding upon the persons owning or occupying the property, their personal representatives, heirs, devisees, grantees, successors, and assigns. Each agreement that is recorded, or each agreement of which a signed memorandum is recorded, and that provides for the property being served to be placed on the tax rolls shall be certified by the board to the auditor of the county where the property is located. The certification must state the date the property is to be placed on the tax rolls, and upon receipt of the certification together with a copy of the agreement, the auditor shall immediately place the property certified upon the rolls of property subject to the levy and collection of taxes for the district. An agreement may provide for the collection of a service charge for the period services are rendered before the levy and collection of the tax.

(g) Except as provided in subsection (j), sewer service agreements made under subsection (e) must contain a waiver provision that persons (other than municipalities) who own or occupy property agree for themselves, their executors, administrators, heirs, devisees, grantees, successors, and assigns that they will:

(1) neither object to nor file a remonstrance against the proposed annexation of the property by a municipality within the boundaries of the district;
(2) not appeal from an order or a judgment annexing the property to a municipality; and
(3) not file a complaint or an action against annexation proceedings.

(h) This subsection does not affect any rights or liabilities accrued or proceedings begun before July 1, 2013. Those rights, liabilities, and proceedings continue and shall be imposed and enforced under prior
law as if this subsection had not been enacted. For contracts executed after June 30, 2013, a waiver of the right to remonstrate under subsection (g) is binding as to an executor, administrator, heir, devisee, grantee, successor, or assign of a party to a sewer service agreement under subsection (g) only if the executor, administrator, heir, devisee, grantee, successor, or assign:

(1) has actual notice of the waiver; or
(2) has constructive notice of the waiver because the sewer service agreement or a signed memorandum of the sewer service agreement stating the waiver has been recorded in the chain of title of the property.

(i) This section does not affect any sewer service agreements entered into before March 13, 1953.

(j) Subsection (g) does not apply to a landowner if all of the following conditions apply:

(1) The landowner is required to connect to a sewer service because a person other than the landowner has polluted or contaminated the area.
(2) The costs of extension of service or connection to the sewer service are paid by a person other than the landowner or the municipality.

(k) Notwithstanding any other law, a waiver of the right of remonstrance executed after June 30, 2015, expires not later than fifteen (15) years after the date the waiver was executed.

(†) (k) This subsection applies to any deed recorded after June 30, 2015. This subsection applies only to property that is subject to a remonstrance waiver. A municipality shall provide written notice to any successor in title to property within a reasonable time after the deed is recorded, that a waiver of the right of remonstrance has been granted with respect to the property.

(l) Notwithstanding any other law, a release of the right to remonstrate is effective and binding on a landowner or a successor in title to a party to the contract only with regard to an annexation for which the annexation ordinance was adopted before July 1, 2019.