



June 11, 2025

TO: House Local Government Committee

RE: Opponent Testimony – House Bill 113

Chair Angela King,

Thank you for the opportunity to provide an opponent testimony for HB 113. The City of Monroe is opposed to the proposed changes to annexation and Community Reinvestment Area law. Allowing the county commissioners to determine if an annexation serves the general good of the county preempts the Home Rule authority given to municipalities to govern themselves. This position minimizes a landowner's ability to maximize the potential use of a property and adds another level of bureaucracy with the addition of requiring a certification from the State Director of Development. In addition, HB 113 requires that a property owner waive their appeal rights.

Furthermore, the proposed bill impedes economic development by adding the additional oversight of a school district to the approval process for Community Reinvestment Areas (CRA's). The transfer of this authority from a municipality to a school district is another preemption of local government authority. The City of Monroe relies on CRA's to incentivize residential and non-residential development. HB 113 would obstruct and disincentive our ability to attract development projects that garner job creation and housing, especially with a tax evaluation increase of 25% on non-residential development as the bill suggests. The City of Monroe asks that the committee reconsider the provisions of HB 113 and move to recommend a revision to what is being proposed.

Respectfully Submitted,

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