

SENATE BILL No. 126

DIGEST OF INTRODUCED BILL

Citations Affected: IC 13-18-15-2; IC 36-4; IC 36-9-22-2; IC 36-9-25-14.

Synopsis: Annexation. With certain exceptions, requires a municipality that initiates an annexation to file with the court an annexation petition approved by the signatures of: (1) at least 51% of the owners of non-tax exempt land in the annexation territory; or (2) the owners of at least 75% in assessed valuation of non-tax exempt land in the annexation territory. Requires the court to hold a hearing if the petition has enough signatures. Adds provisions for determining the validity of signatures. Eliminates the following: (1) Remonstrances and remonstrance waivers. (2) Reimbursement of remonstrator's attorney's fees and costs. (3) Adoption of a fiscal plan for voluntary annexations requested by 100% of landowners in the annexation territory. (4) Settlement agreements in lieu of annexation. (5) Provisions regarding contiguity of a public highway.

Effective: Upon passage.

Buck, Young M

January 8, 2025, read first time and referred to Committee on Local Government.



First Regular Session of the 124th General Assembly (2025)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2024 Regular Session of the General Assembly.

SENATE BILL No. 126

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:

1 SECTION 1. IC 13-18-15-2, AS AMENDED BY P.L.257-2019,
2 SECTION 83, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
3 UPON PASSAGE]: Sec. 2. (a) The persons involved shall negotiate the
4 terms for connection and service under this chapter.
5 (b) If service is ordered under this chapter, a receiver of that service
6 that is located in an unincorporated area may grant a waiver to a
7 municipality providing the service. A waiver under this section:
8 (1) must waive the receiver's right of remonstrance against
9 annexation of the areas in which the service is to be provided; and
10 (2) may be one (1) of the terms for connection and service
11 described in subsection (a).
12 (c) The waiver, if granted:
13 (1) shall be noted on the deed of each property affected and
14 recorded as provided by law; and
15 (2) is considered a covenant running with the land.
16 (d) This subsection applies to any deed recorded after June 30,
17 2015. This subsection applies only to property that is subject to a



1 remonstrance waiver. A municipality shall, within a reasonable time
 2 after the recording of a deed to property located within the
 3 municipality, provide written notice to the property owner that a waiver
 4 of the right of remonstrance exists with respect to the property.

5 (e) A remonstrance waiver executed before July 1, 2003, is void.
 6 This subsection does not invalidate an annexation that was effective on
 7 or before July 1, 2019.

8 (f) A remonstrance waiver executed after June 30, 2003, and before
 9 July 1, 2019, is subject to the following:

10 (1) The waiver is void unless the waiver was recorded ~~(A)~~ before
 11 January 1, 2020, ~~and (B)~~ with the county recorder of the county
 12 where the property subject to the waiver is located.

13 (2) A waiver that is not void under subdivision (1) **or subsection**
 14 **(h)** expires not later than fifteen (15) years after the date the
 15 waiver is executed.

16 This subsection does not invalidate an annexation that was effective on
 17 or before July 1, 2019.

18 (g) A remonstrance waiver executed after June 30, 2019, is ~~subject~~
 19 ~~to the following:~~ ~~(1) The waiver is void unless the waiver is must be~~
 20 recorded ~~(A)~~ not later than thirty (30) business days after the date the
 21 waiver was executed ~~and (B)~~ with the county recorder of the county
 22 where the property subject to the waiver is located. ~~(2) A waiver that~~
 23 ~~is not void under subdivision (1) expires not later than fifteen (15)~~
 24 ~~years after the date the waiver is executed.~~ This subsection does not
 25 invalidate an annexation that was effective on or before July 1, 2019.

26 **(h) Notwithstanding any other law, a waiver of the right of**
 27 **remonstrance is valid and binding on a landowner or a successor**
 28 **in title only with regard to an annexation for which the annexation**
 29 **ordinance was adopted before May 15, 2025.**

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

40 (b) This subsection applies to an annexation for which an
 41 annexation ordinance is adopted after June 30, 2015, **and before May**
 42 **15, 2025.** A public highway or the rights-of-way of a public highway



1 are contiguous to:
 2 (1) the municipality; or
 3 (2) property in the unincorporated area adjacent to the public
 4 highway or rights-of-way of a public highway;
 5 if the public highway or the rights-of-way of a public highway are
 6 contiguous under subsection (a) and one (1) of the requirements in
 7 subsection (c) is satisfied.

8 (c) **This subsection applies to an annexation for which an**
 9 **annexation ordinance is adopted after June 30, 2015, and before**
 10 **May 15, 2025.** A public highway or the rights-of-way of a public
 11 highway are not contiguous unless one (1) of the following
 12 requirements is met:

- 13 (1) The municipality obtains the written consent of the owners of
 14 all property:
 15 (A) adjacent to the entire length of the part of the public
 16 highway and rights-of-way of the public highway that is being
 17 annexed; and
 18 (B) not already within the corporate boundaries of the
 19 municipality.

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

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

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

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

37 SECTION 3. IC 36-4-3-1.7, AS AMENDED BY P.L.70-2022,
 38 SECTION 1, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 39 UPON PASSAGE]: Sec. 1.7. (a) This section applies only to an
 40 annexation ordinance adopted after June 30, 2015. This section does
 41 not apply to an annexation under section 5.1 of this chapter.

42 (b) Not earlier than six (6) months before a municipality introduces



1 an annexation ordinance, the municipality shall conduct an outreach
 2 program to inform citizens regarding the proposed annexation. For an
 3 annexation under section 3 or 4 of this chapter, the outreach program
 4 must conduct at least six (6) public information meetings regarding the
 5 proposed annexation. For an annexation under section 5 or 5.2 of this
 6 chapter, the outreach program must conduct at least three (3) public
 7 information meetings regarding the proposed annexation. The public
 8 information meetings must provide citizens with the following
 9 information:

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

12 (2) Proposed plans for extension of capital and noncapital
 13 services in the annexation territory, including proposed dates of
 14 extension. In the case of an annexation under section 5.2 of this
 15 chapter, a copy of the preliminary written fiscal plan.

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

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

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

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

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

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

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

42 (2) in accordance with this section;



1 it is not necessary that the landowner accept receipt of the notice.

2 **(e) This subsection applies only to an annexation for which an**
 3 **annexation ordinance is adopted after June 30, 2015, and before**
 4 **May 15, 2025.** If a remonstrance is filed under section 11 of this
 5 chapter, the municipality shall file with the court proof that notices
 6 were sent to landowners under this section and proof of publication.

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

9 SECTION 4. IC 36-4-3-3.1, AS AMENDED BY P.L.70-2022,
 10 SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 11 UPON PASSAGE]: Sec. 3.1. (a) This section does not apply to an
 12 annexation under:

- 13 **(1) section 4(a)(2), 4(a)(3), 4(b), 4(h), or 4.1 of this chapter; or**
 14 **(2) section 5.1 of this chapter, for which an annexation**
 15 **ordinance is adopted after May 14, 2025.**

16 (b) A municipality shall develop and adopt a written fiscal plan and
 17 establish a definite policy by resolution of the legislative body that
 18 meets the requirements set forth in section 13 of this chapter.

19 (c) Except as provided in subsection (d) and section 5.2 of this
 20 chapter, the municipality shall establish and adopt the written fiscal
 21 plan before mailing the notification to landowners in the territory
 22 proposed to be annexed under section 2.2 of this chapter.

23 (d) In an annexation under section ~~5 or 5.1~~ **5.5** of this chapter, the
 24 municipality shall establish and adopt the written fiscal plan before
 25 adopting the annexation ordinance.

26 SECTION 5. IC 36-4-3-5, AS AMENDED BY P.L.149-2016,
 27 SECTION 96, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 28 UPON PASSAGE]: Sec. 5. (a) This subsection applies only to a
 29 petition requesting annexation that is filed before July 1, 2015. If the
 30 owners of land located outside of but contiguous to a municipality want
 31 to have territory containing that land annexed to the municipality, they
 32 may file with the legislative body of the municipality a petition:

- 33 (1) signed by at least:
 34 (A) fifty-one percent (51%) of the owners of land in the
 35 territory sought to be annexed; or
 36 (B) the owners of seventy-five percent (75%) of the total
 37 assessed value of the land for property tax purposes; and
 38 (2) requesting an ordinance annexing the area described in the
 39 petition.

40 (b) This subsection applies only to a petition requesting annexation
 41 that is filed after June 30, 2015. **A municipality may not collect**
 42 **signatures on an annexation petition that is filed with the legislative**



1 **body under this section after May 14, 2025.** If the owners of land
 2 located outside of but contiguous to a municipality want to have
 3 territory containing that land annexed to the municipality, they may file
 4 with the legislative body of the municipality a petition that meets the
 5 following requirements:

6 (1) The petition is signed by at least one (1) of the following:

7 (A) Fifty-one percent (51%) of the owners of land in the
 8 territory sought to be annexed. An owner of land may not:

9 (i) be counted in calculating the total number of owners of
 10 land in the annexation territory; or

11 (ii) have the owner's signature counted;

12 with regard to any single property that the owner has an
 13 interest in that was exempt from property taxes under
 14 IC 6-1.1-10 or any other state law for the immediately
 15 preceding year.

16 (B) The owners of seventy-five percent (75%) of the total
 17 assessed value of the land for property tax purposes. Land that
 18 was exempt from property taxes under IC 6-1.1-10 or any
 19 other state law for the immediately preceding year may not be
 20 included in calculating the total assessed valuation of the land
 21 in the annexation territory. The court may not count an owner's
 22 signature on a petition with regard to any single property that
 23 the owner has an interest in that was exempt from property
 24 taxes under IC 6-1.1-10 or any other state law for the
 25 immediately preceding year.

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

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

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

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

42 (e) The court shall hear and determine the petition without a jury,



1 and shall order the proposed annexation to take place only if the
2 evidence introduced by the parties establishes that:

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

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

13 (f) This subsection does not apply to a town that has abolished town
14 legislative body districts under IC 36-5-2-4.1. An ordinance adopted
15 under this section must assign the territory annexed by the ordinance
16 to at least one (1) municipal legislative body district.

17 SECTION 6. IC 36-4-3-5.1, AS AMENDED BY P.L.160-2020,
18 SECTION 9, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
19 UPON PASSAGE]: Sec. 5.1. (a) Owners of land that is located outside
20 but contiguous to a municipality or that is located in territory described
21 in section 4(i) of this chapter may **voluntarily** file a petition with the
22 legislative body of the municipality:

- 23 (1) requesting an ordinance annexing the area described in the
24 petition; and
25 (2) signed by:

26 (A) one hundred percent (100%) of the landowners that reside
27 within the territory that is proposed to be annexed, in the case
28 of a petition filed before July 1, 2015; and

29 (B) in the case of a petition filed after June 30, 2015, one
30 hundred percent (100%) of the owners of land within the
31 territory that is proposed to be annexed.

32 (b) Sections 2.1 and 2.2 of this chapter do not apply to an
33 annexation under this section.

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

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

39 (d) The municipality may ~~(1)~~ adopt an annexation ordinance
40 annexing the territory ~~and (2) adopt a fiscal plan and establish a~~
41 ~~definite policy by resolution of the legislative body;~~ after the legislative
42 body has held a public hearing on the proposed annexation.



1 (e) The municipality may introduce and hold the public hearing on
 2 the annexation ordinance not later than thirty (30) days after the
 3 petition is filed with the legislative body. Notice of the public hearing
 4 may be published one (1) time in accordance with IC 5-3-1 at least
 5 twenty (20) days before the hearing. All interested parties must have
 6 the opportunity to testify at the hearing as to the proposed annexation.

7 (f) The municipality may adopt the annexation ordinance not earlier
 8 than fourteen (14) days after the public hearing under subsection (e).

9 (g) A landowner may withdraw the landowner's signature from the
 10 petition not more than thirteen (13) days after the ~~municipality adopts~~
 11 ~~the fiscal plan date of the public hearing under subsection (e)~~ by
 12 providing written notice to the office of the clerk of the municipality.
 13 If a landowner withdraws the landowner's signature, the petition shall
 14 automatically be considered a voluntary petition that is filed with the
 15 legislative body under section 5 of this chapter, fourteen (14) days after
 16 the date ~~the fiscal plan is adopted~~: **of the public hearing under**
 17 **subsection (e)**. All provisions applicable to a petition initiated under
 18 section 5 of this chapter apply to the petition.

19 (h) If the municipality does not adopt an annexation ordinance
 20 within sixty (60) days after the landowners file the petition with the
 21 legislative body, the landowners may file a duplicate petition with the
 22 circuit or superior court of a county in which the territory is located.
 23 The court shall determine whether the annexation shall take place as
 24 set forth in section 5 of this chapter.

25 ~~(i) A remonstrance under section 11 of this chapter may not be filed.~~
 26 ~~However, an appeal under section 15.5 of this chapter may be filed.~~

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

31 SECTION 7. IC 36-4-3-5.5 IS ADDED TO THE INDIANA CODE
 32 AS A **NEW SECTION TO READ AS FOLLOWS [EFFECTIVE**
 33 **UPON PASSAGE]: Sec. 5.5. (a) This section does not apply to an**
 34 **annexation under section 5 or 5.1 of this chapter.**

35 **(b) This section applies only to an annexation for which an**
 36 **annexation ordinance is adopted after May 14, 2025.**

37 **(c) After adopting an annexation ordinance under section 3 or**
 38 **4 of this chapter, in order for the annexation to proceed, the**
 39 **municipality must file a written petition under subsection (f) signed**
 40 **by owners of land in the territory proposed to be annexed who are**
 41 **in favor of the annexation. The petition must be signed by:**

42 **(1) at least fifty-one percent (51%) of the owners of land:**



- 1 (A) not exempt from property taxes under IC 6-1.1-10 or
2 any other state law; and
3 (B) in the territory proposed to be annexed; or
4 (2) the owners of more than seventy-five percent (75%) in
5 assessed valuation of land:
6 (A) not exempt from property taxes under IC 6-1.1-10 or
7 any other state law; and
8 (B) in the territory proposed to be annexed.
9 (d) The petition circulated by the municipality must include on
10 each page where signatures are affixed a heading that is
11 substantially similar to the following:
12 "PETITION FOR ANNEXATION INTO THE (insert whether
13 city or town) OF (insert name of city or town)."
14 (e) A landowner may withdraw the landowner's signature from
15 the petition not more than ten (10) days after the municipality
16 adopts the annexation ordinance by providing written notice to the
17 office of the clerk of the municipality. A landowner who withdraws
18 the landowner's signature from the petition is considered not to
19 have signed the petition for purposes of subsection (h)(2).
20 (f) The municipality must file the petition with the circuit or
21 superior court of the county where the municipality is located not
22 later than ninety (90) days after the publication of the annexation
23 ordinance under section 7 of this chapter. The petition must be
24 accompanied by:
25 (1) a copy of the ordinance; and
26 (2) the names and addresses of all persons who meet the
27 requirements of subsection (h).
28 (g) On receipt of the petition, the court shall determine whether
29 the petition has the necessary signatures. In determining the total
30 number of landowners of the territory proposed to be annexed and
31 whether signers of the petition are landowners, the names
32 appearing on the tax duplicate for that territory constitute prima
33 facie evidence of ownership. Only one (1) person having an interest
34 in each single property, as evidenced by the tax duplicate, is
35 considered a landowner for purposes of this section. A person is
36 entitled to sign a petition only one (1) time, regardless of whether
37 the person owns more than one (1) parcel of real property. If the
38 court determines that the municipality's petition has a sufficient
39 number of signatures, the court shall fix a time, not later than sixty
40 (60) days after its determination, for a public hearing on the
41 petition.
42 (h) A person may intervene as a party at the hearing described



1 in subsection (g) if the following requirements are satisfied:
 2 (1) The person owns, solely or with another person, property
 3 that is in the territory proposed to be annexed.
 4 (2) None of the owners of the property signed the petition filed
 5 by the municipality.
 6 (3) The person appeared in person or submitted a
 7 remonstrance or other document objecting to the annexation
 8 into the record of the municipality's public hearing on the
 9 annexation ordinance under section 2.1 of this chapter.
 10 The court shall give a person described in this subsection notice of
 11 the public hearing on the petition by certified mail.
 12 SECTION 8. IC 36-4-3-5.6 IS ADDED TO THE INDIANA CODE
 13 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE
 14 UPON PASSAGE]: Sec. 5.6. (a) This section applies only to an
 15 annexation for which an annexation ordinance is adopted after
 16 May 14, 2025.
 17 (b) A waiver or release of the right of remonstrance by a
 18 landowner or successor in title is void and may not be considered
 19 or counted as a valid signature on a petition in favor of annexation
 20 under section 5, 5.1, or 5.5 of this chapter.
 21 (c) If, with regard to a signature on a petition for annexation
 22 under section 5, 5.1, or 5.5 of this chapter:
 23 (1) the validity of a signature is uncertain; and
 24 (2) this section does not establish a standard to be applied in
 25 the case;
 26 a reasonable doubt must be resolved in favor of the validity of the
 27 signature.
 28 (d) Whenever the name of an individual, as printed or signed,
 29 contains a minor variation from the name of the individual as set
 30 forth in the relevant county records, the signature is considered
 31 valid.
 32 (e) Whenever the residence address or mailing address of an
 33 individual contains a minor variation from the residence address
 34 or mailing address as set forth in the relevant county records, the
 35 signature is considered valid.
 36 (f) If the residence address or mailing address of an individual
 37 contains a substantial variation from the residence address or
 38 mailing address as set forth in the relevant county records, the
 39 signature is considered invalid.
 40 (g) If the signature of an individual does not substantially
 41 conform with the signature of the individual as set forth in the
 42 relevant county records, the signature is considered invalid. In



1 **determining whether a signature substantially conforms with the**
2 **signature in the relevant county records, consideration shall be**
3 **given to whether that lack of conformity may reasonably be**
4 **attributed to the age, disability, or impairment of the individual.**

5 SECTION 9. IC 36-4-3-7, AS AMENDED BY THE TECHNICAL
6 CORRECTIONS BILL OF THE 2025 GENERAL ASSEMBLY, IS
7 AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON
8 PASSAGE]: Sec. 7. (a) After an ordinance is adopted under section 3,
9 4, 5, 5.1, ~~or~~ 5.2, ~~or~~ 5.5 of this chapter, it must be published in the
10 manner prescribed by IC 5-3-1.

11 **(b) This subsection applies only to an annexation for which an**
12 **annexation ordinance is adopted before May 15, 2025.** Except as
13 provided in subsection ~~(b)~~, (c), (d), or (e), in the absence of
14 remonstrance and appeal under section 11 or 15.5 of this chapter, the
15 ordinance takes effect at least ninety (90) days after its publication and
16 upon the filing required by section 22(a) of this chapter.

17 **(c) An annexation ordinance takes effect as follows:**

18 **(1) This subdivision applies to an annexation under section 5**
19 **of this chapter. Except as provided in subsection (e), in the**
20 **absence of an appeal under section 15.5 of this chapter, the**
21 **annexation ordinance takes effect at least ninety (90) days**
22 **after its publication and upon the filing required under**
23 **section 22(a) of this chapter.**

24 **(2) This subdivision applies to an annexation under section 5.1**
25 **of this chapter. Except as provided in subsection (e), in the**
26 **absence of an appeal under section 15.5 of this chapter, the**
27 **ordinance takes effect at least thirty (30) days after the**
28 **adoption of the ordinance and upon the filing required under**
29 **section 22(a) of this chapter.**

30 **(3) This subdivision applies to an annexation under section 5.5**
31 **of this chapter. Except as provided in subsection (e), if a final**
32 **and unappealable judgment under section 12 or 15.5 of this**
33 **chapter is entered in favor of the annexation, the annexation**
34 **is effective upon the filing required under section 22(a) of this**
35 **chapter.**

36 **(4) This subdivision applies to an annexation under section 7.1**
37 **of this chapter for which an annexation ordinance is adopted**
38 **after May 14, 2025. If a final and unappealable judgment**
39 **under section 12 or 15.5 of this chapter is entered in favor of**
40 **the annexation, the annexation is effective upon the filing**
41 **required under section 22(a) of this chapter.**

42 **(5) This subdivision applies to an annexation under section 7.2**



1 **of this chapter. In the absence of an appeal under section 15.5**
 2 **of this chapter, the annexation ordinance takes effect at least**
 3 **thirty (30) days after its publication and upon the filing**
 4 **required under section 22(a) of this chapter.**

5 ~~(b)~~ **(d)** For the purposes of this section, territory that has been:

6 (1) added to an existing fire protection district under
 7 IC 36-8-11-11; or

8 (2) approved by ordinance of the county legislative body to be
 9 added to an existing fire protection district under IC 36-8-11-11,
 10 notwithstanding that the territory's addition to the fire protection
 11 district has not yet taken effect;

12 shall be considered a part of the fire protection district as of the date
 13 that the fire protection district was originally established.

14 ~~(c)~~ **(e)** This subsection applies only to a fire protection district
 15 established after July 1, 1987. This subsection does not apply to an
 16 annexation under subsection (g). Whenever a municipality annexes
 17 territory, all or part of which lies within a fire protection district (IC
 18 36-8-11), the annexation ordinance, in the absence of remonstrance and
 19 appeal under section 11 or 15.5 of this chapter **(in the case of an**
 20 **annexation for which an annexation ordinance is adopted before**
 21 **May 15, 2025), or in the absence of a hearing or an appeal under**
 22 **section 12 or 15.5 of this chapter (in the case of an annexation for**
 23 **which an annexation ordinance is adopted after May 14, 2025),**
 24 takes effect the second January 1 that follows the date the ordinance is
 25 adopted and upon the filing required by section 22(a) of this chapter.

26 The municipality shall:

27 (1) provide fire protection to that territory beginning the date the
 28 ordinance is effective; and

29 (2) send written notice to the fire protection district of the date the
 30 municipality will begin to provide fire protection to the annexed
 31 territory within ten (10) days of the date the ordinance is adopted.

32 ~~(d)~~ **(f)** This subsection applies only to a fire protection district
 33 established after July 1, 1987. This subsection does not apply to an
 34 annexation under subsection (g). If the fire protection district from
 35 which a municipality annexes territory is indebted or has outstanding
 36 unpaid bonds or other obligations at the time the annexation is
 37 effective, the municipality is liable for and shall pay that indebtedness
 38 in the same ratio as the assessed valuation of the property in the
 39 annexed territory (that is part of the fire protection district) bears to the
 40 assessed valuation of all property in the fire protection district, as
 41 shown by the most recent assessment for taxation before the
 42 annexation, unless the assessed property within the municipality is



1 already liable for the indebtedness. The annexing municipality shall
 2 pay its indebtedness under this section to the board of fire trustees. If
 3 the indebtedness consists of outstanding unpaid bonds or notes of the
 4 fire protection district, the payments to the board of fire trustees shall
 5 be made as the principal or interest on the bonds or notes becomes due.

6 (e) ~~This subsection applies to an annexation initiated by property~~
 7 ~~owners under section 5.1 of this chapter in which all property owners~~
 8 ~~within the area to be annexed petition the municipality to be annexed.~~
 9 ~~Subject to subsection (c), and in the absence of an appeal under section~~
 10 ~~15.5 of this chapter, an annexation ordinance takes effect at least thirty~~
 11 ~~(30) days after its publication and upon the filing required by section~~
 12 ~~22(a) of this chapter.~~

13 (f) (g) Whenever a municipality annexes territory that lies within a
 14 fire protection district that has a total net assessed value (as determined
 15 by the county auditor) of more than one billion dollars
 16 (\$1,000,000,000) on the date the annexation ordinance is adopted:

- 17 (1) the annexed area shall remain a part of the fire protection
 18 district after the annexation takes effect; and
- 19 (2) the fire protection district shall continue to provide fire
 20 protection services to the annexed area.

21 The municipality shall not tax the annexed territory for fire protection
 22 services. The annexing municipality shall establish a special fire fund
 23 for all fire protection services that are provided by the municipality
 24 within the area of the municipality that is not within the fire protection
 25 district, and which shall not be assessed to the annexed special taxing
 26 district. The annexed territory that lies within the fire protection district
 27 shall continue to be part of the fire protection district special taxing
 28 district.

29 SECTION 10. IC 36-4-3-7.1, AS AMENDED BY P.L.104-2022,
 30 SECTION 156, IS AMENDED TO READ AS FOLLOWS
 31 [EFFECTIVE UPON PASSAGE]: Sec. 7.1. (a) An ordinance adopted
 32 under section 4 or 5.1 of this chapter **that meets the conditions set**
 33 **forth in subsection (b) takes effect as follows:**

34 **(1) In the case of an annexation for which an annexation**
 35 **ordinance was adopted before May 15, 2025, the ordinance**
 36 **takes effect immediately:**

37 (A) upon the expiration of the remonstrance and appeal period
 38 under section 11, 11.1, or 15.5 of this chapter; and

39 (B) after the publication, filing, and recording required by
 40 section 22(a) of this chapter. ~~if all of the following conditions~~
 41 ~~are met:~~

42 **(2) In the case of an annexation for which an annexation**



1 ordinance was adopted after May 14, 2025, the ordinance
2 takes effect as set forth in section 7(c)(4) of this chapter.

3 (b) This section applies to an annexation that meets all of the
4 following conditions:

- 5 (1) The annexed territory has no population.
- 6 (2) Ninety percent (90%) of the total assessed value of the land
7 for property tax purposes has one (1) owner.
- 8 (3) The annexation is required to fulfill an economic development
9 incentive package and to retain an industry through various local
10 incentives, including urban enterprise zone benefits.

11 SECTION 11. IC 36-4-3-7.2, AS AMENDED BY THE
12 TECHNICAL CORRECTIONS BILL OF THE 2025 GENERAL
13 ASSEMBLY, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
14 UPON PASSAGE]: Sec. 7.2. (a) This section applies to an annexation
15 that satisfies all of the following:

- 16 (1) The annexation ordinance is adopted after December 31,
17 2020.
- 18 (2) The annexation is initiated by property owners under section
19 5.1 of this chapter in which all property owners within the
20 annexation territory petition the municipality to be annexed.
- 21 (3) All or part of the annexation territory is within a fire
22 protection district that was established after July 1, 1987.
- 23 (4) At least a majority of the members of the board of trustees of
24 the fire protection district adopt a resolution consenting to the
25 annexation.
- 26 (5) The portion of the annexation territory located within the fire
27 protection district constitutes less than three percent (3%) of the
28 total net assessed value (as determined by the county auditor) of
29 the fire protection district on the date the annexation ordinance is
30 adopted.

31 (b) Section ~~7(b)~~, 7(c), **7(d)**, and 7(e) of this chapter apply to an
32 annexation under this section.

33 (c) Section ~~7(a)~~, ~~7(d)~~, **7(b)**, 7(f), and 7(g) of this chapter do not
34 apply to an annexation under this section.

35 (d) After an annexation ordinance is adopted, the ordinance must be
36 published in the manner prescribed by IC 5-3-1. ~~In the absence of an~~
37 ~~appeal under section 15.5 of this chapter, the annexation ordinance~~
38 ~~takes effect at least thirty (30) days after its publication and upon the~~
39 ~~filing required by section 22(a) of this chapter. The annexation~~
40 **ordinance takes effect as set forth in section 7(c)(5) of this chapter.**

41 SECTION 12. IC 36-4-3-11, AS AMENDED BY P.L.206-2016,
42 SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE



1 UPON PASSAGE]: Sec. 11. (a) This subsection applies only to an
 2 annexation for which an annexation ordinance was adopted before July
 3 1, 2015. Except as provided in section 5.1(i) of this chapter (**as in**
 4 **effect on July 1, 2015**) and ~~subsections~~ **subsection (e), and (f)**,
 5 whenever territory is annexed by a municipality under this chapter, the
 6 annexation may be appealed by filing with the circuit or superior court
 7 of a county in which the annexed territory is located a written
 8 remonstrance signed by:

- 9 (1) at least sixty-five percent (65%) of the owners of land in the
 10 annexed territory; or
 11 (2) the owners of more than seventy-five percent (75%) in
 12 assessed valuation of the land in the annexed territory.

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

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

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

34 (d) This subsection applies only to an annexation for which an
 35 annexation ordinance was adopted after June 30, 2015, **and before**
 36 **May 15, 2025**. If the requirements of section 11.3(c) or (after
 37 December 31, 2016) section 11.4 of this chapter are met, the
 38 annexation may be appealed by filing with the circuit or superior court
 39 of a county in which the annexed territory is located:

- 40 (1) the signed remonstrances filed with the county auditor;
 41 (2) the county auditor's certification under section 11.2(i) of this
 42 chapter;



1 (3) the annexation ordinance; and
 2 (4) a statement of the reason why the annexation should not take
 3 place.
 4 The remonstrance must be filed with the court not later than fifteen
 5 (15) business days after the date the county auditor files the certificate
 6 with the legislative body under section 11.2(i) of this chapter. After a
 7 remonstrance petition is filed with the court, any person who signed a
 8 remonstrance may file with the court a verified, written revocation of
 9 the person's opposition to the annexation.
 10 ~~(e) If an annexation is initiated by property owners under section 5.1~~
 11 ~~of this chapter and all property owners within the area to be annexed~~
 12 ~~petition the municipality to be annexed; a remonstrance to the~~
 13 ~~annexation may not be filed under this section.~~
 14 ~~(f)~~ (e) This subsection applies only to an annexation for which an
 15 annexation ordinance is adopted before July 1, 2015. This subsection
 16 applies if:
 17 (1) the territory to be annexed consists of not more than one
 18 hundred (100) parcels; and
 19 (2) eighty percent (80%) of the boundary of the territory proposed
 20 to be annexed is contiguous to the municipality.
 21 An annexation may be appealed by filing with the circuit or superior
 22 court of a county in which the annexed territory is located a written
 23 remonstrance signed by at least seventy-five percent (75%) of the
 24 owners of land in the annexed territory as determined under subsection
 25 (b).
 26 SECTION 13. IC 36-4-3-11.1, AS ADDED BY P.L.228-2015,
 27 SECTION 13, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 28 UPON PASSAGE]: Sec. 11.1. (a) This section applies only to an
 29 annexation ordinance adopted after June 30, 2015, **and before May 15,**
 30 **2025.**
 31 (b) After a municipality adopts an annexation ordinance in
 32 accordance with all applicable notice and hearing requirements under
 33 this chapter, the annexation may not proceed unless the annexing
 34 municipality completes the procedures set forth in this section.
 35 (c) The proper officers of the municipality must give notice of the
 36 applicability of the remonstrance process by providing notice by:
 37 (1) publication in accordance with IC 5-3-1; and
 38 (2) first class mail or certified mail with return receipt requested,
 39 or any other means of delivery that includes a return receipt;
 40 to the circuit court clerk and to owners of real property described in
 41 section 2.2 of this chapter. Notice under this section must be published
 42 and mailed or delivered on the same date that notice of the adoption of



1 the annexation ordinance is published under section 7 of this chapter.

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

4 (1) Any owners of real property within the area proposed to be
5 annexed who want to remonstrate against the proposed
6 annexation must complete and file remonstrance petitions in
7 compliance with this chapter. The notice must state:

8 (A) that remonstrance petitions must be filed not later than
9 ninety (90) days after the date that notice of the adoption of the
10 annexation ordinance was published under section 7 of this
11 chapter; and

12 (B) the last date in accordance with clause (A) that
13 remonstrance petitions must be filed with the county auditor
14 to be valid.

15 (2) A remonstrance petition may be signed at the locations
16 provided by the municipality under subsection (e). The notice
17 must provide the following information regarding each location:

18 (A) The address of the location.

19 (B) The dates and hours during which a remonstrance petition
20 may be signed at the location.

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

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

28 (2) At least one (1) additional location that is available for at least
29 five (5) days, where a person may sign a remonstrance petition.

30 The location must meet the following requirements:

31 (A) The location must be in a public building:

32 (i) owned or leased by the state or a political subdivision,
33 including a public library, community center, or parks and
34 recreation building; and

35 (ii) located within the boundaries of the municipality or the
36 annexation territory.

37 (B) The location must be open according to the following:

38 (i) On a day that the location is open on a weekday, the
39 location must be open at a minimum from 5 p.m. to 9 p.m.

40 (ii) On a day that the location is open on a Saturday or
41 Sunday, the location must be open at least four (4) hours
42 during the period from 9 a.m. to 5 p.m.



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

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

7 SECTION 14. IC 36-4-3-11.2, AS AMENDED BY P.L.206-2016,
 8 SECTION 5, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 9 UPON PASSAGE]: Sec. 11.2. (a) This section applies only to an
 10 annexation ordinance adopted after June 30, 2015, **and before May 15,**
 11 **2025.**

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

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

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

- 20 (1) Each signature on a remonstrance petition must be dated, and
 21 the date of the signature may not be earlier than the date on which
 22 the remonstrance forms may be issued by the county auditor
 23 under subsection (e)(7).
 24 (2) Each person who signs a remonstrance petition must indicate
 25 the address of the real property owned by the person in the area
 26 to be annexed.
 27 (3) A remonstrance petition must be verified in compliance with
 28 subsection (e).

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

- 34 (1) the county auditor's own equipment; or
 35 (2) a commercial copying service.

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

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

- 41 (1) The closing date for the remonstrance period.
 42 (2) Only one (1) person having an interest in each single property



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

6 (3) An individual may not be:

7 (A) compensated for; or

8 (B) reimbursed for expenses incurred in;

9 circulating a remonstrance petition and obtaining signatures.

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

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

20 (6) A remonstrance petition may be delivered to the county
 21 auditor's office in person or by:

22 (A) certified mail, return receipt requested; or

23 (B) any other means of delivery that includes a return receipt.

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

26 (7) The county auditor's office may not issue a remonstrance
 27 petition earlier than the day that notice is published under section
 28 11.1 of this chapter. The county auditor's office shall certify the
 29 date of issuance on each remonstrance petition. Any person may
 30 pick up additional copies of the remonstrance petition to
 31 distribute to other persons.

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

39 (f) The county auditor shall prepare and update weekly a list of the
 40 persons who have signed a remonstrance petition. The list must include
 41 a statement that the list includes all persons who have signed a
 42 remonstrance petition as of a particular date, and does not represent a



1 list of persons certified by the county auditor as actual landowners in
 2 the annexation territory using the auditor's current tax records under
 3 subsection (i). The county auditor shall post the list in the office of the
 4 county auditor. The list is a public record under IC 5-14-3.

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

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

15 (i) Not later than fifteen (15) business days after receiving the
 16 documentation regarding any valid waiver of the right of remonstrance
 17 from the annexing municipality under subsection (h), if any, the county
 18 auditor's office shall make a final determination of the number of
 19 owners of real property within the territory to be annexed:

20 (1) who signed the remonstrance; and

21 (2) whose property is not subject to a valid waiver of the right of
 22 remonstrance;

23 using the auditor's current tax records as provided in section 2.2 of this
 24 chapter. The county auditor shall file a certificate with the legislative
 25 body of the annexing municipality certifying the number of property
 26 owners not later than five (5) business days after making the
 27 determination.

28 SECTION 15. IC 36-4-3-11.3, AS ADDED BY P.L.228-2015,
 29 SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 30 UPON PASSAGE]: Sec. 11.3. (a) This section applies only to an
 31 annexation ordinance adopted after June 30, 2015, **and before May 15,**
 32 **2025.**

33 (b) An annexation ordinance is void if a written remonstrance
 34 petition is signed by one (1) of the following:

35 (1) At least sixty-five percent (65%) of the owners of land in the
 36 annexed territory. An owner of land may not:

37 (A) be counted in calculating the total number of owners of
 38 land in the annexation territory; or

39 (B) have the owner's signature counted on a remonstrance;

40 with regard to any single property that an owner has an interest in
 41 that was exempt from property taxes under IC 6-1.1-10 or any
 42 other state law for the immediately preceding year.



1 (2) The owners of at least eighty percent (80%) in assessed
 2 valuation of the land in the annexed territory. Land that was
 3 exempt from property taxes under IC 6-1.1-10 or any other state
 4 law for the immediately preceding year may not be included in
 5 calculating the total assessed valuation of the land in the
 6 annexation territory. The court may not count the owner's
 7 signature on a remonstrance with regard to any single property
 8 that the owner has an interest in that was exempt from property
 9 taxes under IC 6-1.1-10 or any other state law for the immediately
 10 preceding year.

11 (c) The annexation may be appealed to the court under section 11
 12 of this chapter, if a written remonstrance is signed by one (1) of the
 13 following:

14 (1) At least fifty-one percent (51%) but less than sixty-five
 15 percent (65%) of the owners of land. An owner of land may not:

16 (A) be counted in calculating the total number of owners of
 17 land in the annexation territory; or

18 (B) have the owner's signature counted on a remonstrance;
 19 with regard to any single property that the owner has an interest
 20 in that was exempt from property taxes under IC 6-1.1-10 or any
 21 other state law for the immediately preceding year.

22 (2) The owners of at least sixty percent (60%) but less than eighty
 23 percent (80%) in assessed valuation of land in the annexed
 24 territory. Land that was exempt from property taxes under
 25 IC 6-1.1-10 or any other state law for the immediately preceding
 26 year may not be included in calculating the total assessed
 27 valuation of the land in the annexation territory. The court may
 28 not count an owner's signature on a remonstrance with regard to
 29 any single property that the owner has an interest in that was
 30 exempt from property taxes under IC 6-1.1-10 or any other state
 31 law for the immediately preceding year.

32 SECTION 16. IC 36-4-3-11.4, AS AMENDED BY THE
 33 TECHNICAL CORRECTIONS BILL OF THE 2025 GENERAL
 34 ASSEMBLY, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 35 UPON PASSAGE]: Sec. 11.4. (a) This section applies only to an
 36 annexation that ~~the~~ meets all of the following requirements:

37 (1) The annexation ordinance is adopted after December 31,
 38 2016, **and before May 15, 2025.**

39 (2) Notwithstanding the contiguity requirements of section 1.5 of
 40 this chapter, at least one-tenth (1/10) of the aggregate external
 41 boundaries of the territory sought to be annexed coincides with
 42 the boundaries of:



- 1 (A) the municipality; and
 2 (B) the site of an economic development project.
- 3 (b) As used in this section, "economic development project" means
 4 any project developed by the municipality that meets all of the
 5 following requirements:
- 6 (1) The annexing municipality determines that the project will:
 7 (A) promote significant opportunities for the gainful
 8 employment of its citizens;
 9 (B) attract a major new business enterprise to the municipality;
 10 or
 11 (C) retain or expand a significant business enterprise within
 12 the municipality.
- 13 (2) The project involves expenditures by the annexing
 14 municipality for any of the following:
 15 (A) Land acquisition, interests in land, site improvements,
 16 infrastructure improvements, buildings, or structures.
 17 (B) Rehabilitation, renovation, and enlargement of buildings
 18 and structures.
 19 (C) Machinery, equipment, furnishings, or facilities.
 20 (D) Substance removal or remedial action.
- 21 (c) Notwithstanding section 11.3(b) of this chapter, even if a
 22 remonstrance has enough signatures to satisfy the requirements of
 23 section 11.3(b) of this chapter, the annexation ordinance is not void and
 24 may be appealed to the court under section 11 of this chapter, if all of
 25 the following requirements are met:
- 26 (1) The economic development project site needs the following
 27 capital services that the municipality is lawfully able to provide:
 28 (A) water;
 29 (B) sewer;
 30 (C) gas; or
 31 (D) any combination of the capital services described in
 32 clauses (A) through (C).
- 33 (2) The municipality finds that it is in the municipality's best
 34 interest to annex the annexation territory in order to extend,
 35 construct, or operate the capital services that are provided to the
 36 economic development project site.
- 37 (3) Before the date the annexation ordinance is adopted, a
 38 taxpayer whose business will occupy the economic development
 39 project site has done at least one (1) of the following:
 40 (A) Filed a statement of benefits under IC 6-1.1-12.1 with the
 41 designating body for the annexing municipality for a deduction
 42 or abatement.



- 1 (B) Entered into an agreement with the Indiana economic
 2 development corporation for a credit under IC 6-3.1-13.
- 3 (d) If the economic development project:
 4 (1) has not commenced within twelve (12) months after the date
 5 the annexation ordinance is adopted; or
 6 (2) is not completed within thirty-six (36) months after the date
 7 the annexation ordinance is adopted;
- 8 the annexation territory is disannexed from the municipality and reverts
 9 to the jurisdiction of the unit having jurisdiction before the annexation.
 10 For purposes of this subsection, **a an** economic development project is
 11 considered to have commenced on the day that the physical erection,
 12 installation, alteration, repair, or remodeling of a building or structure
 13 commences on the site of the economic development project.
- 14 SECTION 17. IC 36-4-3-11.5 IS AMENDED TO READ AS
 15 FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11.5. **(a)** A
 16 landowner in an unincorporated area is not required to grant a
 17 municipality a waiver against remonstrance as a condition of
 18 connection to a sewer or water service if all of the following conditions
 19 apply:
 20 (1) The landowner is required to connect to the sewer or water
 21 service because a person other than the landowner has polluted or
 22 contaminated the area.
 23 (2) A person other than the landowner or the municipality has
 24 paid the cost of connection to the service.
- 25 **(b) Notwithstanding any other law, a waiver against**
 26 **remonstrance is effective and binding on a landowner or a**
 27 **successor in title only with regard to an annexation for which the**
 28 **annexation ordinance was adopted before May 15, 2025.**
- 29 SECTION 18. IC 36-4-3-11.6, AS ADDED BY P.L.228-2015,
 30 SECTION 17, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 31 UPON PASSAGE]: Sec. 11.6. (a) This section applies to a
 32 remonstrance filed after June 30, 2015, **and before May 15, 2025.**
- 33 (b) If the court orders an annexation not to take place after a hearing
 34 under section 11 of this chapter, the remonstrators shall be reimbursed
 35 by the annexing municipality for any reasonable attorney's fees,
 36 including litigation expenses and appeal costs:
 37 (1) that are incurred:
 38 (A) after the date the annexation ordinance is adopted; and
 39 (B) in remonstrating against the annexation; and
 40 (2) not to exceed thirty-seven thousand five hundred dollars
 41 (\$37,500).
 42 SECTION 19. IC 36-4-3-11.7, AS AMENDED BY P.L.257-2019,



1 SECTION 112, IS AMENDED TO READ AS FOLLOWS
 2 [EFFECTIVE UPON PASSAGE]: Sec. 11.7. (a) This subsection
 3 applies to any deed recorded after June 30, 2015. This subsection
 4 applies only to property that is subject to a remonstrance waiver. A
 5 municipality shall, within a reasonable time after the recording of a
 6 deed to property located within the municipality, provide written notice
 7 to the property owner that a waiver of the right of remonstrance exists
 8 with respect to the property.

9 (b) A remonstrance waiver executed before July 1, 2003, is void.
 10 This subsection does not invalidate an annexation that was effective on
 11 or before July 1, 2019.

12 (c) A remonstrance waiver executed after June 30, 2003, and before
 13 July 1, 2019, is subject to the following:

14 (1) The waiver is void unless the waiver was recorded:

15 (A) before January 1, 2020; and

16 (B) with the county recorder of the county where the property
 17 subject to the waiver is located.

18 (2) A waiver that is not void under subdivision (1) expires not
 19 later than fifteen (15) years after the date the waiver is executed.

20 This subsection does not invalidate an annexation that was effective on
 21 or before July 1, 2019.

22 (d) A remonstrance waiver executed after June 30, 2019, is ~~subject~~
 23 ~~to the following:~~ ~~(1) The waiver is void unless the waiver is~~ **must be**
 24 recorded ~~(A)~~ not later than thirty (30) business days after the date the
 25 waiver was executed ~~and (B)~~ with the county recorder of the county
 26 where the property subject to the waiver is located. ~~(2) A waiver that~~
 27 ~~is not void under subdivision (1) expires not later than fifteen (15)~~
 28 ~~years after the date the waiver is executed.~~ This subsection does not
 29 invalidate an annexation that was effective on or before July 1, 2019.

30 **(e) Notwithstanding any other law, a remonstrance waiver is**
 31 **effective and binding on a landowner or a successor in title only**
 32 **with regard to an annexation for which the annexation ordinance**
 33 **was adopted before May 15, 2025.**

34 SECTION 20. IC 36-4-3-12, AS AMENDED BY P.L.104-2022,
 35 SECTION 158, IS AMENDED TO READ AS FOLLOWS
 36 [EFFECTIVE UPON PASSAGE]: Sec. 12. The circuit or superior court
 37 shall:

38 (1) on the date fixed under:

39 (A) section 11 of this chapter **(in the case of an annexation**
 40 **for which an annexation ordinance is adopted before May**
 41 **15, 2025),** hear and determine the remonstrance without a jury;
 42 **or**



- 1 **(B) section 5.5 of this chapter (in the case of an annexation**
 2 **for which an annexation ordinance is adopted after May**
 3 **14, 2025), hear and determine the petition without a jury;**
 4 and
 5 (2) without delay, enter judgment on the question of the
 6 annexation according to the evidence that either party may
 7 introduce.
- 8 SECTION 21. IC 36-4-3-13, AS AMENDED BY P.L.70-2022,
 9 SECTION 8, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 10 UPON PASSAGE]: Sec. 13. (a) Except as provided in subsection (e),
 11 at the hearing under section 12 of this chapter, the court shall order a
 12 proposed annexation to take place if the following requirements are
 13 met:
- 14 (1) The requirements of either subsection (b) or (c).
 15 (2) The requirements of subsection (d).
 16 (3) The requirements of subsection (i) **(in the case of an**
 17 **annexation for which an annexation ordinance is adopted**
 18 **before May 15, 2025).**
- 19 (b) The requirements of this subsection are met if the evidence
 20 establishes the following:
- 21 (1) That the territory sought to be annexed is contiguous to the
 22 municipality.
 23 (2) One (1) of the following:
 24 (A) The resident population density of the territory sought to
 25 be annexed is at least three (3) persons per acre.
 26 (B) Sixty percent (60%) of the territory is subdivided.
 27 (C) The territory is zoned for commercial, business, or
 28 industrial uses.
- 29 (c) The requirements of this subsection are met if the evidence
 30 establishes one (1) of the following:
- 31 (1) That the territory sought to be annexed is:
 32 (A) contiguous to the municipality as required by section 1.5
 33 of this chapter, except that at least one-fourth (1/4), instead of
 34 one-eighth (1/8), of the aggregate external boundaries of the
 35 territory sought to be annexed must coincide with the
 36 boundaries of the municipality; and
 37 (B) needed and can be used by the municipality for its
 38 development in the reasonably near future.
 39 (2) This subdivision applies only to an annexation for which an
 40 annexation ordinance is adopted after December 31, 2016, **and**
 41 **before May 15, 2025.** That the territory sought to be annexed
 42 involves an economic development project and the requirements



- 1 of section 11.4 of this chapter are met.
- 2 (3) The territory is described in section 5.2 of this chapter.
- 3 (d) The requirements of this subsection are met if the evidence
- 4 establishes that the municipality has developed and adopted a written
- 5 fiscal plan and has established a definite policy, by resolution of the
- 6 legislative body as set forth in section 3.1 of this chapter. The fiscal
- 7 plan must show the following:
- 8 (1) The cost estimates of planned services to be furnished to the
- 9 territory to be annexed. The plan must present itemized estimated
- 10 costs for each municipal department or agency.
- 11 (2) The method or methods of financing the planned services. The
- 12 plan must explain how specific and detailed expenses will be
- 13 funded and must indicate the taxes, grants, and other funding to
- 14 be used.
- 15 (3) The plan for the organization and extension of services. The
- 16 plan must detail the specific services that will be provided and the
- 17 dates the services will begin.
- 18 (4) That planned services of a noncapital nature, including police
- 19 protection, fire protection, street and road maintenance, and other
- 20 noncapital services normally provided within the corporate
- 21 boundaries, will be provided to the annexed territory within one
- 22 (1) year after the effective date of annexation and that they will be
- 23 provided in a manner equivalent in standard and scope to those
- 24 noncapital services provided to areas within the corporate
- 25 boundaries regardless of similar topography, patterns of land use,
- 26 and population density.
- 27 (5) That services of a capital improvement nature, including street
- 28 construction, street lighting, sewer facilities, water facilities, and
- 29 storm water drainage facilities, will be provided to the annexed
- 30 territory within three (3) years after the effective date of the
- 31 annexation in the same manner as those services are provided to
- 32 areas within the corporate boundaries, regardless of similar
- 33 topography, patterns of land use, and population density, and in
- 34 a manner consistent with federal, state, and local laws,
- 35 procedures, and planning criteria.
- 36 (6) This subdivision applies to a fiscal plan prepared after June
- 37 30, 2015. The estimated effect of the proposed annexation on
- 38 taxpayers in each of the political subdivisions to which the
- 39 proposed annexation applies, including the expected tax rates, tax
- 40 levies, expenditure levels, service levels, and annual debt service
- 41 payments in those political subdivisions for four (4) years after
- 42 the effective date of the annexation.



- 1 (7) This subdivision applies to a fiscal plan prepared after June
 2 30, 2015. The estimated effect the proposed annexation will have
 3 on municipal finances, specifically how municipal tax revenues
 4 will be affected by the annexation for four (4) years after the
 5 effective date of the annexation.
- 6 (8) This subdivision applies to a fiscal plan prepared after June
 7 30, 2015. Any estimated effects on political subdivisions in the
 8 county that are not part of the annexation and on taxpayers
 9 located in those political subdivisions for four (4) years after the
 10 effective date of the annexation.
- 11 (9) This subdivision applies to a fiscal plan prepared after June
 12 30, 2015. A list of all parcels of property in the annexation
 13 territory and the following information regarding each parcel:
- 14 (A) The name of the owner of the parcel.
 15 (B) The parcel identification number.
 16 (C) The most recent assessed value of the parcel.
 17 (D) The existence of a known waiver of the right to
 18 remonstrate on the parcel. This clause applies only to a fiscal
 19 plan prepared after June 30, 2016, **and before May 15, 2025.**
- 20 (e) At the hearing under section 12 of this chapter **with regard to**
 21 **an annexation for which an annexation ordinance was adopted**
 22 **before May 15, 2025**, the court shall do the following:
- 23 (1) Consider evidence on the conditions listed in subdivision (2).
 24 (2) Order a proposed annexation not to take place if the court
 25 finds that all of the following conditions that are applicable to the
 26 annexation exist in the territory proposed to be annexed:
- 27 (A) This clause applies only to an annexation for which an
 28 annexation ordinance was adopted before July 1, 2015. The
 29 following services are adequately furnished by a provider
 30 other than the municipality seeking the annexation:
 31 (i) Police and fire protection.
 32 (ii) Street and road maintenance.
- 33 (B) The annexation will have a significant financial impact on
 34 the residents or owners of land. The court may not consider:
 35 (i) the personal finances; or
 36 (ii) the business finances;
 37 of a resident or owner of land. The personal and business
 38 financial records of the residents or owners of land, including
 39 state, federal, and local income tax returns, may not be subject
 40 to a subpoena or discovery proceedings.
- 41 (C) The annexation is not in the best interests of the owners of
 42 land in the territory proposed to be annexed as set forth in



- 1 subsection (f).
 2 (D) This clause applies only to an annexation for which an
 3 annexation ordinance is adopted before July 1, 2015. One (1)
 4 of the following opposes the annexation:
 5 (i) At least sixty-five percent (65%) of the owners of land in
 6 the territory proposed to be annexed.
 7 (ii) The owners of more than seventy-five percent (75%) in
 8 assessed valuation of the land in the territory proposed to be
 9 annexed.
 10 Evidence of opposition may be expressed by any owner of land
 11 in the territory proposed to be annexed.
 12 (E) This clause applies only to an annexation for which an
 13 annexation ordinance is adopted after June 30, 2015, **and**
 14 **before May 15, 2025**. One (1) of the following opposes the
 15 annexation:
 16 (i) At least fifty-one percent (51%) of the owners of land in
 17 the territory proposed to be annexed.
 18 (ii) The owners of more than sixty percent (60%) in assessed
 19 valuation of the land in the territory proposed to be annexed.
 20 The remonstrance petitions filed with the court under section
 21 11 of this chapter are evidence of the number of owners of
 22 land that oppose the annexation, minus any written revocations
 23 of remonstrances that are filed with the court under section 11
 24 of this chapter.
 25 (F) This clause applies only to an annexation for which an
 26 annexation ordinance is adopted before July 1, 2015. This
 27 clause applies only to an annexation in which eighty percent
 28 (80%) of the boundary of the territory proposed to be annexed
 29 is contiguous to the municipality and the territory consists of
 30 not more than one hundred (100) parcels. At least seventy-five
 31 percent (75%) of the owners of land in the territory proposed
 32 to be annexed oppose the annexation as determined under
 33 section 11(b) of this chapter.
 34 **(f) This subsection applies only to an annexation for which an**
 35 **annexation ordinance is adopted before May 15, 2025.** The
 36 municipality under subsection (e)(2)(C) bears the burden of proving
 37 that the annexation is in the best interests of the owners of land in the
 38 territory proposed to be annexed. In determining this issue, the court
 39 may consider whether the municipality has extended sewer or water
 40 services to the entire territory to be annexed:
 41 (1) within the three (3) years preceding the date of the
 42 introduction of the annexation ordinance; or



- 1 (2) under a contract in lieu of annexation entered into under
 2 ~~IC 36-4-3-21~~. **section 21 of this chapter.**
 3 The court may not consider the provision of water services as a result
 4 of an order by the Indiana utility regulatory commission to constitute
 5 the provision of water services to the territory to be annexed.
 6 (g) The most recent:
 7 (1) federal decennial census;
 8 (2) federal special census;
 9 (3) special tabulation; or
 10 (4) corrected population count;
 11 shall be used as evidence of resident population density for purposes
 12 of subsection (b)(2)(A), but this evidence may be rebutted by other
 13 evidence of population density.
 14 (h) A municipality that prepares a fiscal plan after June 30, 2015,
 15 must comply with this subsection. A municipality may not amend the
 16 fiscal plan after the date that:
 17 (1) a remonstrance is filed with the court under section 11 of this
 18 chapter **(in the case of an annexation for which an annexation**
 19 **ordinance was adopted before May 15, 2025); or**
 20 **(2) a petition is filed with the court under section 5.5 of this**
 21 **chapter (in the case of an annexation for which an annexation**
 22 **ordinance was adopted after May 14, 2025);**
 23 unless amendment of the fiscal plan is consented to by at least
 24 ~~sixty-five percent (65%)~~ of the persons who signed the remonstrance
 25 **or the petition.**
 26 (i) The municipality must submit proof that the municipality has
 27 complied with:
 28 (1) the outreach program requirements and notice requirements
 29 of section 1.7 of this chapter; and
 30 (2) the requirements of section 11.1 of this chapter **(in the case of**
 31 **an annexation for which an annexation ordinance was**
 32 **adopted after June 30, 2015, and before May 15, 2025).**
 33 SECTION 22. IC 36-4-3-15, AS AMENDED BY P.L.228-2015,
 34 SECTION 21, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 35 UPON PASSAGE]: Sec. 15. (a) The court's judgment under section 12
 36 or 15.5 of this chapter must specify the annexation ordinance. ~~on which~~
 37 ~~the remonstrance is based.~~ The clerk of the court shall deliver a
 38 certified copy of the final and unappealable judgment to the clerk of the
 39 municipality. The clerk of the municipality shall:
 40 (1) record the judgment in the clerk's ordinance record; and
 41 (2) make a cross-reference to the record of the judgment on the
 42 margin of the record of the annexation ordinance.



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

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

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

11 (1) less than sixty-one (61) days after the publication of the
 12 ordinance under section 7(a) of this chapter; and

13 (2) before the hearing commences:

14 (A) on the remonstrance under section 11(c) of this chapter **(in**
 15 **the case of an annexation for which an annexation**
 16 **ordinance is adopted before May 15, 2025); or**

17 **(B) on the petition under section 12 of this chapter (in the**
 18 **case of an annexation for which an annexation ordinance**
 19 **is adopted after May 14, 2025).**

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

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

27 (1) at least sixty-one (61) days but not more than one hundred
 28 twenty (120) days after the publication of the ordinance under
 29 section 7(a) of this chapter; and

30 (2) before the hearing commences:

31 (A) on the remonstrance under section 11(c) of this chapter **(in**
 32 **the case of an annexation for which an annexation**
 33 **ordinance is adopted before May 15, 2025); or**

34 **(B) on the petition under section 12 of this chapter (in the**
 35 **case of an annexation for which an annexation ordinance**
 36 **is adopted after May 14, 2025).**

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

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



1 ordinance:

2 (1) either:

3 (A) at least one hundred twenty-one (121) days after
4 publication of the ordinance under section 7(a) of this chapter
5 but before the hearing commences:

6 (i) on the remonstrance under section 11(c) of this chapter
7 **(in the case of an annexation for which an annexation
8 ordinance is adopted before May 15, 2025); or**

9 **(ii) on the petition under section 12 of this chapter (in the
10 case of an annexation for which an annexation ordinance
11 is adopted after May 14, 2025); or**

12 (B) after the hearing commences:

13 (i) on the remonstrance as set forth in section 11(c) of this
14 chapter **(in the case of an annexation for which an
15 annexation ordinance is adopted before May 15, 2025);
16 or**

17 **(ii) on the petition under section 12 of this chapter (in the
18 case of an annexation for which an annexation ordinance
19 is adopted after May 14, 2025); and**

20 (2) before the date of the judgment of the circuit or superior court
21 as set forth in subsection (b).

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

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

29 SECTION 23. IC 36-4-3-15.3, AS AMENDED BY P.L.156-2020,
30 SECTION 138, IS AMENDED TO READ AS FOLLOWS
31 [EFFECTIVE UPON PASSAGE]: Sec. 15.3. (a) As used in this
32 section, "prohibition against annexation" means that a municipality
33 may not make further attempts to annex certain territory or any part of
34 that territory.

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

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

40 (1) seventy-five percent (75%) or more of all landowners
41 participating in the remonstrance; or

42 (2) the owners of more than seventy-five percent (75%) in



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

15 **(d) A settlement agreement executed after May 14, 2025, is void.**

16 SECTION 24. IC 36-4-3-16 IS AMENDED TO READ AS
 17 FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 16. **(a) This**
 18 **section does not apply to an annexation under:**

19 **(1) section 4(a)(2), 4(a)(3), 4(b), 4(h), or 4.1 of this chapter; or**

20 **(2) section 5.1 of this chapter, for which an annexation**
 21 **ordinance is adopted after May 14, 2025.**

22 ~~(a)~~ **(b)** Within one (1) year after the expiration of:

23 (1) the one (1) year period for implementation of planned services
 24 of a noncapital nature under section 13(d)(4) of this chapter; or

25 (2) the three (3) year period for the implementation of planned
 26 services of a capital improvement nature under section 13(d)(5)
 27 of this chapter;

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

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

36 (1) That the municipality has without justification failed to
 37 implement the plan required by section 13 of this chapter within
 38 the specific time limit for implementation after annexation.

39 (2) That the municipality has not provided police protection, fire
 40 protection, sanitary sewers, and water for human consumption
 41 within the specific time limit for implementation, unless one (1)
 42 of these services is being provided by a separate taxing district or



1 by a privately owned public utility.

2 (3) That the annexed territory is not receiving governmental and
3 proprietary services substantially equivalent in standard and scope
4 to the services provided by the municipality to other areas of the
5 municipality, regardless of topography, patterns of land use, and
6 population density similar to the annexed territory.

7 ~~(c)~~ (d) The court may:

8 (1) grant an injunction prohibiting the collection of taxes levied
9 by the municipality on the plaintiff's property located in the
10 annexed territory;

11 (2) award damages to the plaintiff not to exceed one and
12 one-fourth (1 1/4) times the taxes collected by the municipality
13 for the plaintiff's property located in the annexed territory;

14 (3) order the annexed territory or any part of it to be disannexed
15 from the municipality;

16 (4) order the municipality to submit a revised fiscal plan for
17 providing the services to the annexed territory within time limits
18 set up by the court; or

19 (5) grant any other appropriate relief.

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

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

24 ~~(f)~~ (g) The provisions of this chapter that apply to territory
25 disannexed by other procedures apply to territory disannexed under this
26 section.

27 SECTION 25. IC 36-4-3-22, AS AMENDED BY P.L.38-2021,
28 SECTION 84, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
29 UPON PASSAGE]: Sec. 22. (a) The clerk of the municipality shall file:

30 (1) each annexation ordinance:

31 (A) against which:

32 ~~(A)~~ (i) a remonstrance **(in the case of an annexation for**
33 **which an annexation ordinance is adopted before May**
34 **15, 2025);** or

35 **(ii) an appeal;**

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

38 (B) **against which** a remonstrance was filed without a
39 sufficient number of signatures to meet the requirements of
40 section 11.3(c) of this chapter, in the case of an annexation for
41 which an annexation ordinance was adopted after June 30,
42 2015, **and before May 15, 2025;** or



- 1 (2) the certified copy of a final and unappealable judgment
 2 ordering an annexation to take place;
 3 with the county auditor, circuit court clerk, and board of registration (if
 4 a board of registration exists) of each county in which the annexed
 5 territory is located, the office of the secretary of state, and the office of
 6 census data established by IC 2-5-1.1-12.2. The clerk of the
 7 municipality shall record each annexation ordinance adopted under this
 8 chapter in the office of the county recorder of each county in which the
 9 annexed territory is located.
- 10 (b) The ordinance or judgment must be filed and recorded no later
 11 than ninety (90) days after:
- 12 (1) the expiration of the period permitted for:
- 13 (A) a remonstrance **(in the case of an annexation for which**
 14 **an annexation ordinance is adopted before May 15, 2025);**
 15 or
 16 **(B) an appeal under section 15.5 of this chapter;**
- 17 (2) the delivery of a certified order under section 15 of this
 18 chapter; or
 19 (3) the date the county auditor files the written certification with
 20 the legislative body under section 11.2 of this chapter, in the case
 21 of an annexation:
- 22 (A) described in subsection (a)(1)(B); **and**
 23 **(B) for which an annexation ordinance is adopted before**
 24 **May 15, 2025.**
- 25 (c) Failure to record the annexation ordinance as provided in
 26 subsection (a) does not invalidate the ordinance.
- 27 (d) The county auditor shall forward a copy of any annexation
 28 ordinance filed under this section to the following:
- 29 (1) The county highway department of each county in which the
 30 lots or lands affected are located.
 31 (2) The county surveyor of each county in which the lots or lands
 32 affected are located.
 33 (3) Each plan commission, if any, that lost or gained jurisdiction
 34 over the annexed territory.
 35 (4) The sheriff of each county in which the lots or lands affected
 36 are located.
 37 (5) The township trustee of each township that lost or gained
 38 jurisdiction over the annexed territory.
 39 (6) The office of the secretary of state.
 40 (7) The office of census data established by IC 2-5-1.1-12.2.
 41 (8) The department of local government finance, not later than
 42 August 1, in the manner described by the department.



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

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

11 SECTION 26. IC 36-4-7-7, AS AMENDED BY P.L.104-2022,
 12 SECTION 162, IS AMENDED TO READ AS FOLLOWS
 13 [EFFECTIVE UPON PASSAGE]: Sec. 7. (a) The fiscal officer shall
 14 present the report of budget estimates to the city legislative body under
 15 IC 6-1.1-17. After reviewing the report, the legislative body shall
 16 prepare an ordinance fixing the rate of taxation for the ensuing budget
 17 year and an ordinance making appropriations for the estimated
 18 department budgets and other city purposes during the ensuing budget
 19 year. The legislative body, in the appropriation ordinance, may reduce
 20 any estimated item from the figure submitted in the report of the fiscal
 21 officer, but it may increase an item only if the executive recommends
 22 an increase. The legislative body shall promptly act on the
 23 appropriation ordinance.

24 (b) In preparing the ordinances described in subsection (a) the
 25 legislative body shall make an allowance for the cost of fire protection
 26 to annexed territory described in ~~IC 36-4-3-7(e)~~, **IC 36-4-3-7(e)**, for the
 27 year fire protection is first offered to that territory.

28 SECTION 27. IC 36-9-22-2, AS AMENDED BY P.L.156-2020,
 29 SECTION 148, IS AMENDED TO READ AS FOLLOWS
 30 [EFFECTIVE UPON PASSAGE]: Sec. 2. (a) The power of the
 31 municipal works board to fix the terms of a contract under this section
 32 applies to contracts for the installation of sewage works that have not
 33 been finally approved or accepted for full maintenance and operation
 34 by the municipality on July 1, 1979.

35 (b) The works board of a municipality may contract with owners of
 36 real property for the construction of sewage works within the
 37 municipality or within four (4) miles outside its corporate boundaries
 38 in order to provide service for the area in which the real property of the
 39 owners is located. The contract must provide, for a period of not to
 40 exceed fifteen (15) years, for the payment to the owners and their
 41 assigns by any owner of real property who:

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



- 1 and
- 2 (2) subsequently taps into, uses, or deposits sewage or storm
- 3 waters in the sewage works or any lateral sewers connected to
- 4 them;
- 5 of a fair pro rata share of the cost of the construction of the sewage
- 6 works, subject to the rules of the board and notwithstanding any other
- 7 law relating to the functions of local governmental entities. However,
- 8 the contract does not apply to any owner of real property who is not a
- 9 party to the contract unless the contract or (after June 30, 2013) a
- 10 signed memorandum of the contract has been recorded in the office of
- 11 the recorder of the county in which the real property of the owner is
- 12 located before the owner taps into or connects to the sewers and
- 13 facilities. The board may provide that the fair pro rata share of the cost
- 14 of construction includes interest at a rate not exceeding the amount of
- 15 interest allowed on judgments, and the interest shall be computed from
- 16 the date the sewage works are approved until the date payment is made
- 17 to the municipality.
- 18 (c) The contract must include, as part of the consideration running
- 19 to the municipality, the release of the right of:
- 20 (1) the parties to the contract; and
- 21 (2) the successors in title of the parties to the contract;
- 22 to remonstrate against pending or future annexations by the
- 23 municipality of the area served by the sewage works. Any person
- 24 tapping into or connecting to the sewage works contracted for is
- 25 considered to waive the person's rights to remonstrate against the
- 26 annexation of the area served by the sewage works.
- 27 (d) Notwithstanding subsection (c), the works board of a
- 28 municipality may waive the provisions of subsection (c) in the contract
- 29 if:
- 30 (1) the works board considers a waiver of subsection (c) to be in
- 31 the best interests of the municipality; or
- 32 (2) the contract involves connection to the sewage works under
- 33 IC 36-9-22.5.
- 34 (e) This subsection does not affect any rights or liabilities accrued,
- 35 or proceedings begun before July 1, 2013. Those rights, liabilities, and
- 36 proceedings continue and shall be imposed and enforced under prior
- 37 law as if this subsection had not been enacted. For contracts executed
- 38 after June 30, 2013, if the release of the right to remonstrate is not void
- 39 under subsection (i), (j), ~~or~~ (k), **or (l)**, the release is binding on a
- 40 successor in title to a party to the contract only if the successor in title:
- 41 (1) has actual notice of the release; or
- 42 (2) has constructive notice of the release because the contract, or



- 1 a signed memorandum of the contract stating the release, has been
 2 recorded in the chain of title of the property.
- 3 (f) Subsection (c) does not apply to a landowner if all of the
 4 following conditions apply:
- 5 (1) The landowner is required to connect to the sewage works
 6 because a person other than the landowner has polluted or
 7 contaminated the area.
- 8 (2) The costs of extension of or connection to the sewage works
 9 are paid by a person other than the landowner or the municipality.
- 10 (g) Subsection (c) does not apply to a landowner who taps into,
 11 connects to, or is required to tap into or connect to the sewage works
 12 of a municipality only because the municipality provides wholesale
 13 sewage service (as defined in IC 8-1-2-61.7) to another municipality
 14 that provides sewage service to the landowner.
- 15 (h) This subsection applies to any deed recorded after June 30,
 16 2015. This subsection applies only to property that is subject to a
 17 remonstrance waiver. A municipality shall provide written notice to
 18 any successor in title to property within a reasonable time after the
 19 deed is recorded, that a waiver of the right of remonstrance exists with
 20 respect to the property.
- 21 (i) A remonstrance waiver executed on or before July 1, 2003, is
 22 void. This subsection does not invalidate an annexation that was
 23 effective on or before July 1, 2019.
- 24 (j) A remonstrance waiver executed after June 30, 2003, and not
 25 later than June 30, 2019, is subject to the following:
- 26 (1) The waiver is void unless the waiver was recorded:
 27 (A) before January 1, 2020; and
 28 (B) with the county recorder of the county where the property
 29 subject to the waiver is located.
- 30 (2) A waiver that is not void under subdivision (1) **or subsection**
 31 **(l)** expires not later than fifteen (15) years after the date the
 32 waiver is executed.
- 33 This subsection does not invalidate an annexation that was effective on
 34 or before July 1, 2019.
- 35 (k) A remonstrance waiver executed after June 30, 2019, is **subject**
 36 **to the following:** ~~(1) The waiver is void unless the waiver is~~ **must be**
 37 recorded ~~(A) not later than thirty (30) business days after the date the~~
 38 waiver was executed ~~and (B) with the county recorder of the county~~
 39 where the property subject to the waiver is located. ~~(2) A waiver that~~
 40 ~~is not void under subdivision (1) expires not later than fifteen (15)~~
 41 ~~years after the date the waiver is executed.~~ This subsection does not
 42 invalidate an annexation that was effective on or before July 1, 2019.



1 **(l) Notwithstanding any other law, a remonstrance waiver is**
 2 **effective and binding on a landowner or a successor in title to a**
 3 **party to the contract only with regard to an annexation for which**
 4 **the annexation ordinance was adopted before May 15, 2025.**

5 SECTION 28. IC 36-9-25-14, AS AMENDED BY P.L.156-2020,
 6 SECTION 149, IS AMENDED TO READ AS FOLLOWS
 7 [EFFECTIVE UPON PASSAGE]: Sec. 14. (a) As to each municipality
 8 to which this chapter applies:

9 (1) all the territory included within the corporate boundaries of
 10 the municipality; and

11 (2) any territory, town, addition, platted subdivision, or unplatted
 12 land lying outside the corporate boundaries of the municipality
 13 that has been taken into the district in accordance with a prior
 14 statute, the sewage or drainage of which discharges into or
 15 through the sewage system of the municipality;

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

20 (b) Upon request by:

21 (1) a resolution adopted by the legislative body of another
 22 municipality in the same county; or

23 (2) a petition of the majority of the resident freeholders in a
 24 platted subdivision or of the owners of unplatted land outside the
 25 boundaries of a municipality, if the platted subdivision or
 26 unplatted land is in the same county;

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

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

41 (d) In addition, upon request by ten (10) or more interested resident
 42 freeholders in a platted or unplatted territory, the board may define the



1 limits of an area within the county and including the property of the
2 freeholders that is to be considered for inclusion into the district.
3 Notice of the defining of the area by the board, and notice of the
4 location and limits of the area, shall be given by publication in
5 accordance with IC 5-3-1. Upon request by a majority of the resident
6 freeholders of the area, the area may be incorporated into the district in
7 the manner provided in this section. The resolution of the board
8 incorporating the area into the district and a map of the area shall be
9 made and filed in the same manner.

10 (e) In addition, a person owning or occupying real property outside
11 the district may enter into a sewer service agreement with the board for
12 connection to the sewage works of the district. If the agreement
13 provides for connection at a later time, the date or the event upon
14 which the service commences shall be stated in the agreement. The
15 agreement may impose any conditions for connection that the board
16 determines. The agreement must also provide the amount of service
17 charge to be charged for connection if the persons are not covered
18 under section 11 of this chapter, with the amount to be fixed by the
19 board in its discretion and without a hearing.

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

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

42 (1) neither object to nor file a remonstrance against the proposed



1 annexation of the property by a municipality within the
2 boundaries of the district;

3 (2) not appeal from an order or a judgment annexing the property
4 to a municipality; and

5 (3) not file a complaint or an action against annexation
6 proceedings.

7 (h) This subsection does not affect any rights or liabilities accrued
8 or proceedings begun before July 1, 2013. Those rights, liabilities, and
9 proceedings continue and shall be imposed and enforced under prior
10 law as if this subsection had not been enacted. For contracts executed
11 after June 30, 2013, a waiver of the right to remonstrate under
12 subsection (g) that is not void under subsection (m), (n), ~~or~~ (o), **or** (p)
13 is binding as to an executor, administrator, heir, devisee, grantee,
14 successor, or assign of a party to a sewer service agreement under
15 subsection (g) only if the executor, administrator, heir, devisee,
16 grantee, successor, or assign:

17 (1) has actual notice of the waiver; or

18 (2) has constructive notice of the waiver because the sewer
19 service agreement or a signed memorandum of the sewer service
20 agreement stating the waiver has been recorded in the chain of
21 title of the property.

22 (i) This section does not affect any sewer service agreements
23 entered into before March 13, 1953. However, this section applies to
24 a remonstrance waiver regardless of when the waiver was executed.

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

27 (1) The landowner is required to connect to a sewer service
28 because a person other than the landowner has polluted or
29 contaminated the area.

30 (2) The costs of extension of service or connection to the sewer
31 service are paid by a person other than the landowner or the
32 municipality.

33 (k) This subsection applies to any deed recorded after June 30,
34 2015. This subsection applies only to property that is subject to a
35 remonstrance waiver. A municipality shall provide written notice to
36 any successor in title to property within a reasonable time after the
37 deed is recorded, that a waiver of the right of remonstrance has been
38 granted with respect to the property.

39 (l) The board may waive the waiver provision described in
40 subsection (g) in a sewer service agreement made under subsection (e)
41 if the sewer service agreement involves a connection to the district's
42 sewage works under IC 36-9-22.5.



1 (m) A remonstrance waiver executed before July 1, 2003, is void.
 2 This subsection does not invalidate an annexation that was effective on
 3 or before July 1, 2019.

4 (n) A remonstrance waiver executed after June 30, 2003, and before
 5 July 1, 2019, is subject to the following:

6 (1) The waiver is void unless the waiver was recorded:

7 (A) before January 1, 2020; and

8 (B) with the county recorder of the county where the property
 9 subject to the waiver is located.

10 (2) A waiver that is not void under subdivision (1) **or subsection**
 11 **(p)** expires not later than fifteen (15) years after the date the
 12 waiver is executed.

13 This subsection does not invalidate an annexation that was effective on
 14 or before July 1, 2019.

15 (o) A remonstrance waiver executed after June 30, 2019, is ~~subject~~
 16 ~~to the following:~~ ~~(1) The waiver is void unless the waiver is~~ **must be**
 17 recorded ~~(A)~~ not later than thirty (30) business days after the date the
 18 waiver was executed ~~and (B)~~ with the county recorder of the county
 19 where the property subject to the waiver is located. ~~(2) A waiver that~~
 20 ~~is not void under subdivision (1) expires not later than fifteen (15)~~
 21 ~~years after the date the waiver is executed:~~ This subsection does not
 22 invalidate an annexation that was effective on or before July 1, 2019.

23 **(p) Notwithstanding any other law, a remonstrance waiver is**
 24 **effective and binding on a landowner or a successor in title to a**
 25 **party to the contract only with regard to an annexation for which**
 26 **the annexation ordinance was adopted before May 15, 2025.**

27 SECTION 29. An emergency is declared for this act.

