



February 11, 2025

HOUSE BILL No. 1362

DIGEST OF HB 1362 (Updated February 11, 2025 10:43 am - DI 116)

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

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 land not exempt from property taxes in the annexation territory; or (2) the owners of at least 75% in assessed valuation of land not exempt from property taxes in the annexation territory. Requires the court to hold a hearing if the petition has the necessary signatures. Adds provisions for determining the validity of signatures. Provides that a landowner may enter into an agreement to consent to a future annexation in certain circumstances. 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.

Hall, Morris

January 13, 2025, read first time and referred to Committee on Local Government.
February 11, 2025, amended, reported — Do Pass.

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February 11, 2025

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.

HOUSE BILL No. 1362

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

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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 **(i) This subsection applies after May 14, 2025. If service is**
 31 **ordered under this chapter, a receiver of that service that is located**
 32 **in an unincorporated area may enter into an agreement described**
 33 **in IC 36-4-3-5.5(i) with a municipality providing the service. An**
 34 **agreement under this subsection:**

35 **(1) provides that the landowner consents to a future**
 36 **annexation of the property by a municipality and the**
 37 **landowner will be included on a petition under IC 36-4-3-5.5**
 38 **in accordance with the terms set forth in IC 36-4-3-5.5(i); and**
 39 **(2) may be one (1) of the terms for connection and service**
 40 **described in subsection (a).**

41 **The agreement, if granted, shall be noted on the deed of each**
 42 **property affected and recorded as provided by law and is**



1 **considered a covenant running with the land.**

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

12 (b) This subsection applies to an annexation for which an
13 annexation ordinance is adopted after June 30, 2015, **and before May**
14 **15, 2025.** A public highway or the rights-of-way of a public highway
15 are contiguous to:

16 (1) the municipality; or

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

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

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

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

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

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

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

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

42 (3) All property adjacent to at least one (1) side of the entire



length of the part of the public highway or rights-of-way of the public highway being annexed is part of the same annexation ordinance in which the public highway or rights-of-way of a public highway are being annexed.

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

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

(b) Not earlier than six (6) months before a municipality introduces an annexation ordinance, the municipality shall conduct an outreach program to inform citizens regarding the proposed annexation. For an annexation under section 3 or 4 of this chapter, the outreach program must conduct at least six (6) public information meetings regarding the proposed annexation. For an annexation under section 5 or 5.2 of this chapter, the outreach program must conduct at least three (3) public information meetings regarding the proposed annexation. The public information meetings must provide citizens with the following information:

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

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

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

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



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

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

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

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

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

(2) in accordance with this section;

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

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

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

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

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

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

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

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

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

SECTION 5. IC 36-4-3-5, AS AMENDED BY P.L.149-2016, SECTION 96, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 5. (a) This subsection applies only to a



petition requesting annexation that is filed before July 1, 2015. If the owners of land located outside of but contiguous to a municipality want to have territory containing that land annexed to the municipality, they may file with the legislative body of the municipality a petition:

(1) signed by at least:

(A) fifty-one percent (51%) of the owners of land in the territory sought to be annexed; or

(B) the owners of seventy-five percent (75%) of the total assessed value of the land for property tax purposes; and

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

(b) This subsection applies only to a petition requesting annexation that is filed after June 30, 2015. **A municipality may not collect signatures on an annexation petition that is filed with the legislative body under this section after May 14, 2025.** If the owners of land located outside of but contiguous to a municipality want to have territory containing that land annexed to the municipality, they may file with the legislative body of the municipality a petition that meets the following requirements:

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

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

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

(ii) have the owner's signature counted;

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

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

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

(c) The petition circulated by the landowners must include on each



page where signatures are affixed a heading that is substantially similar to the following:

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

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

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

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

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

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

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

- (1) requesting an ordinance annexing the area described in the petition; and
- (2) signed by:
 - (A) one hundred percent (100%) of the landowners that reside within the territory that is proposed to be annexed, in the case of a petition filed before July 1, 2015; and



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

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

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

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

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

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

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

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

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

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

~~(j)~~ **(i)** In the absence of an appeal under section 15.5 of this chapter, an annexation ordinance adopted under this section takes effect not less



than thirty (30) days after the adoption of the ordinance and upon the filing and recording of the ordinance under section 22 of this chapter.

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

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

(c) Except as provided in subsection (i), after adopting an annexation ordinance under section 3 or 4 of this chapter, in order for the annexation to proceed, the municipality must file a written petition under subsection (f) signed by owners of land in the territory proposed to be annexed who are in favor of the annexation. The petition must be signed by:

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

(A) not exempt from property taxes under IC 6-1.1-10 or any other state law; and

(B) in the territory proposed to be annexed; or

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

(A) not exempt from property taxes under IC 6-1.1-10 or any other state law; and

(B) in the territory proposed to be annexed.

The municipality may collect signatures for the petition by mail on a form prescribed by the municipality that meets the requirements of this section as long as the signature is made under oath or affirmation.

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

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

(e) A landowner may withdraw the landowner's signature from the petition not more than ten (10) days after the municipality adopts the annexation ordinance by providing written notice to the office of the clerk of the municipality. A landowner who withdraws the landowner's signature from the petition is considered not to have signed the petition for purposes of subsection (h)(2).

(f) The municipality must file the petition with the circuit or superior court of the county where the municipality is located not later than ninety (90) days after the publication of the annexation ordinance under section 7 of this chapter. The petition must be



1 accompanied by:

2 (1) a copy of the ordinance; and

3 (2) the names and addresses of all persons who meet the
4 requirements of subsection (h).

5 (g) On receipt of the petition, the court shall determine whether
6 the petition has the necessary signatures. In determining the total
7 number of landowners of the territory proposed to be annexed and
8 whether signers of the petition are landowners, the names
9 appearing on the tax duplicate for that territory constitute prima
10 facie evidence of ownership. Only one (1) person having an interest
11 in each single property, as evidenced by the tax duplicate, is
12 considered a landowner for purposes of this section. A person is
13 entitled to sign a petition only one (1) time, regardless of whether
14 the person owns more than one (1) parcel of real property. If the
15 court determines that the municipality's petition has a sufficient
16 number of signatures, the court shall fix a time, not later than sixty
17 (60) days after its determination, for a public hearing on the
18 petition.

19 (h) A person may intervene as a party at the hearing described
20 in subsection (g) if the following requirements are satisfied:

21 (1) The person owns, solely or with another person, property
22 that is in the territory proposed to be annexed.

23 (2) None of the owners of the property signed the petition filed
24 by the municipality.

25 (3) The person appeared in person or submitted a
26 remonstrance or other document objecting to the annexation
27 into the record of the municipality's public hearing on the
28 annexation ordinance under section 2.1 of this chapter.

29 The court shall give a person described in this subsection notice of
30 the public hearing on the petition by certified mail.

31 (i) A receiver of service under IC 13-18-15, IC 36-9-22, or
32 IC 36-9-25-14 whose property is located in an unincorporated area
33 may enter into an agreement to provide consent to a future
34 annexation in accordance with the requirements set forth in this
35 section. A landowner who signs an agreement under this subsection
36 shall be included in the petition described in subsection (c).
37 However, an agreement under this subsection is subject to the
38 following:

39 (1) The agreement is void unless the agreement is recorded:

40 (A) not later than thirty (30) business days after the date
41 the agreement was executed; and

42 (B) with the county recorder of the county where the



property subject to the agreement is located.

(2) An agreement that is not void under subdivision (1) expires not later than fifteen (15) years after the date the agreement is executed.

A municipality shall provide written notice to any successor in title to the property within a reasonable time after the deed is recorded, that an agreement has been made with respect to the property in accordance with this subsection. This subsection does not invalidate an annexation that was effective on or before May 15, 2025.

SECTION 8. IC 36-4-3-5.6 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 5.6. (a) This section applies only to an annexation for which an annexation ordinance is adopted after May 14, 2025.

(b) A waiver or release of the right of remonstrance by a landowner or successor in title is void and may not be considered or counted as a valid signature on a petition in favor of annexation under section 5, 5.1, or 5.5 of this chapter.

(c) If, with regard to a signature on a petition for annexation under section 5, 5.1, or 5.5 of this chapter:

(1) the validity of a signature is uncertain; and

(2) this section does not establish a standard to be applied in the case;

a reasonable doubt must be resolved in favor of the validity of the signature.

(d) Whenever the name of an individual, as printed or signed, contains a minor variation from the name of the individual as set forth in the relevant county records, the signature is considered valid.

(e) Whenever the residence address or mailing address of an individual contains a minor variation from the residence address or mailing address as set forth in the relevant county records, the signature is considered valid.

(f) If the residence address or mailing address of an individual contains a substantial variation from the residence address or mailing address as set forth in the relevant county records, the signature is considered invalid.

(g) If the signature of an individual does not substantially conform with the signature of the individual as set forth in the relevant county records, the signature is considered invalid. In determining whether a signature substantially conforms with the



signature in the relevant county records, consideration shall be given to whether that lack of conformity may reasonably be attributed to the age, disability, or impairment of the individual.

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

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

(c) An annexation ordinance takes effect as follows:

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

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

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

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

(5) This subdivision applies to an annexation under section 7.2 of this chapter. In the absence of an appeal under section 15.5 of this chapter, the annexation ordinance takes effect at least



1 **thirty (30) days after its publication and upon the filing under**
 2 **section 22(a) of this chapter.**

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

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

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

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

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

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

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

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



the indebtedness consists of outstanding unpaid bonds or notes of the fire protection district, the payments to the board of fire trustees shall be made as the principal or interest on the bonds or notes becomes due.

~~(e) This subsection applies to an annexation initiated by property owners under section 5-1 of this chapter in which all property owners within the area to be annexed petition the municipality to be annexed. Subject to subsection (e), and in the absence of an appeal under section 15.5 of this chapter, an annexation ordinance takes effect at least thirty (30) days after its publication and upon the filing required by section 22(a) of this chapter.~~

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

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

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

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

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

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

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

(2) In the case of an annexation for which an annexation ordinance was adopted after May 14, 2025, the ordinance takes effect as set forth in section 7(c)(4) of this chapter.



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

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

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

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

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

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

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

SECTION 12. IC 36-4-3-11, AS AMENDED BY P.L.206-2016, SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11. (a) This subsection applies only to an annexation for which an annexation ordinance was adopted before July



1 1, 2015. Except as provided in section 5.1(i) of this chapter (**as in**
 2 **effect on July 1, 2015**) and ~~subsections~~ **subsection (e), and (f)**,
 3 whenever territory is annexed by a municipality under this chapter, the
 4 annexation may be appealed by filing with the circuit or superior court
 5 of a county in which the annexed territory is located a written
 6 remonstrance signed by:

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

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

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

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

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

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

38 (1) the signed remonstrances filed with the county auditor;

39 (2) the county auditor's certification under section 11.2(i) of this
 40 chapter;

41 (3) the annexation ordinance; and

42 (4) a statement of the reason why the annexation should not take



place.

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

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

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

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

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

SECTION 13. IC 36-4-3-11.1, AS ADDED BY P.L.228-2015, SECTION 13, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11.1. (a) This section applies only to an annexation ordinance adopted after June 30, 2015, **and before May 15, 2025.**

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

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

- (1) publication in accordance with IC 5-3-1; and
- (2) first class mail or certified mail with return receipt requested, or any other means of delivery that includes a return receipt;

to the circuit court clerk and to owners of real property described in section 2.2 of this chapter. Notice under this section must be published and mailed or delivered on the same date that notice of the adoption of the annexation ordinance is published under section 7 of this chapter.

(d) The notice of the applicability of the remonstrance process under



subsection (c) must state the following:

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

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

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

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

(A) The address of the location.

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

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

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

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

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

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

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

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

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

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

(f) An additional location may not be open on a day that is a legal holiday. At any location and during the hours that a remonstrance



petition may be signed, the municipality shall have a person present:

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

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

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

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

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

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

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

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

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

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

- (1) The closing date for the remonstrance period.
- (2) Only one (1) person having an interest in each single property as evidenced by the tax duplicate is considered an owner of property and may sign a remonstrance petition. A person is



entitled to sign a petition only one (1) time in a remonstrance process, regardless of whether the person owns more than one (1) parcel of real property.

(3) An individual may not be:

(A) compensated for; or

(B) reimbursed for expenses incurred in; circulating a remonstrance petition and obtaining signatures.

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

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

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

(A) certified mail, return receipt requested; or

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

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

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

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

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



1 subsection (i). The county auditor shall post the list in the office of the
2 county auditor. The list is a public record under IC 5-14-3.

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

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

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

18 (1) who signed the remonstrance; and

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

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

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

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

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

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

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

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

41 (2) The owners of at least eighty percent (80%) in assessed
42 valuation of the land in the annexed territory. Land that was



exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately preceding year may not be included in calculating the total assessed valuation of the land in the annexation territory. The court may not count the owner's signature on a remonstrance with regard to any single property that the owner has an interest in that was exempt from property taxes under IC 6-1.1-10 or any other state law for the immediately preceding year.

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

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

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

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

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

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

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

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

(A) the municipality; and

(B) the site of an economic development project.



(b) As used in this section, "economic development project" means any project developed by the municipality that meets all of the following requirements:

- (1) The annexing municipality determines that the project will:
 - (A) promote significant opportunities for the gainful employment of its citizens;
 - (B) attract a major new business enterprise to the municipality;
 - or
 - (C) retain or expand a significant business enterprise within the municipality.
- (2) The project involves expenditures by the annexing municipality for any of the following:
 - (A) Land acquisition, interests in land, site improvements, infrastructure improvements, buildings, or structures.
 - (B) Rehabilitation, renovation, and enlargement of buildings and structures.
 - (C) Machinery, equipment, furnishings, or facilities.
 - (D) Substance removal or remedial action.

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

- (1) The economic development project site needs the following capital services that the municipality is lawfully able to provide:
 - (A) water;
 - (B) sewer;
 - (C) gas; or
 - (D) any combination of the capital services described in clauses (A) through (C).
- (2) The municipality finds that it is in the municipality's best interest to annex the annexation territory in order to extend, construct, or operate the capital services that are provided to the economic development project site.
- (3) Before the date the annexation ordinance is adopted, a taxpayer whose business will occupy the economic development project site has done at least one (1) of the following:
 - (A) Filed a statement of benefits under IC 6-1.1-12.1 with the designating body for the annexing municipality for a deduction or abatement.
 - (B) Entered into an agreement with the Indiana economic development corporation for a credit under IC 6-3.1-13.



(d) If the economic development project:

(1) has not commenced within twelve (12) months after the date the annexation ordinance is adopted; or

(2) is not completed within thirty-six (36) months after the date the annexation ordinance is adopted;

the annexation territory is disannexed from the municipality and reverts to the jurisdiction of the unit having jurisdiction before the annexation.

For purposes of this subsection, ~~a~~ **an** economic development project is considered to have commenced on the day that the physical erection, installation, alteration, repair, or remodeling of a building or structure commences on the site of the economic development project.

SECTION 17. IC 36-4-3-11.5 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11.5. **(a)** A landowner in an unincorporated area is not required to grant a municipality a waiver against remonstrance as a condition of connection to a sewer or water service if all of the following conditions apply:

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

(2) A person other than the landowner or the municipality has paid the cost of connection to the service.

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

SECTION 18. IC 36-4-3-11.6, AS ADDED BY P.L.228-2015, SECTION 17, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11.6. (a) This section applies to a remonstrance filed after June 30, 2015, **and before May 15, 2025.**

(b) If the court orders an annexation not to take place after a hearing under section 11 of this chapter, the remonstrators shall be reimbursed by the annexing municipality for any reasonable attorney's fees, including litigation expenses and appeal costs:

(1) that are incurred:

(A) after the date the annexation ordinance is adopted; and

(B) in remonstrating against the annexation; and

(2) not to exceed thirty-seven thousand five hundred dollars (\$37,500).

SECTION 19. IC 36-4-3-11.7, AS AMENDED BY P.L.257-2019, SECTION 112, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 11.7. (a) This subsection



1 applies to any deed recorded after June 30, 2015. This subsection
 2 applies only to property that is subject to a remonstrance waiver. A
 3 municipality shall, within a reasonable time after the recording of a
 4 deed to property located within the municipality, provide written notice
 5 to the property owner that a waiver of the right of remonstrance exists
 6 with respect to the property.

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

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

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

13 (A) before January 1, 2020; and

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

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

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

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

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

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

36 (1) on the date fixed under:

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

41 **(B) section 5.5 of this chapter (in the case of an annexation**
 42 **for which an annexation ordinance is adopted after May**



- 1 **14, 2025), hear and determine the petition without a jury;**
 2 and
 3 (2) without delay, enter judgment on the question of the
 4 annexation according to the evidence that either party may
 5 introduce.
- 6 SECTION 21. IC 36-4-3-13, AS AMENDED BY P.L.70-2022,
 7 SECTION 8, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 8 UPON PASSAGE]: Sec. 13. (a) Except as provided in subsection (e),
 9 at the hearing under section 12 of this chapter, the court shall order a
 10 proposed annexation to take place if the following requirements are
 11 met:
- 12 (1) The requirements of either subsection (b) or (c).
 13 (2) The requirements of subsection (d).
 14 (3) The requirements of subsection (i) **(in the case of an**
 15 **annexation for which an annexation ordinance is adopted**
 16 **before May 15, 2025).**
- 17 (b) The requirements of this subsection are met if the evidence
 18 establishes the following:
- 19 (1) That the territory sought to be annexed is contiguous to the
 20 municipality.
 21 (2) One (1) of the following:
- 22 (A) The resident population density of the territory sought to
 23 be annexed is at least three (3) persons per acre.
 24 (B) Sixty percent (60%) of the territory is subdivided.
 25 (C) The territory is zoned for commercial, business, or
 26 industrial uses.
- 27 (c) The requirements of this subsection are met if the evidence
 28 establishes one (1) of the following:
- 29 (1) That the territory sought to be annexed is:
- 30 (A) contiguous to the municipality as required by section 1.5
 31 of this chapter, except that at least one-fourth (1/4), instead of
 32 one-eighth (1/8), of the aggregate external boundaries of the
 33 territory sought to be annexed must coincide with the
 34 boundaries of the municipality; and
 35 (B) needed and can be used by the municipality for its
 36 development in the reasonably near future.
- 37 (2) This subdivision applies only to an annexation for which an
 38 annexation ordinance is adopted after December 31, 2016, **and**
 39 **before May 15, 2025.** That the territory sought to be annexed
 40 involves an economic development project and the requirements
 41 of section 11.4 of this chapter are met.
 42 (3) The territory is described in section 5.2 of this chapter.



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

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

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

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

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

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

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

(7) This subdivision applies to a fiscal plan prepared after June 30, 2015. The estimated effect the proposed annexation will have



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

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

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

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

(B) The parcel identification number.

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

(D) The existence of a known waiver of the right to remonstrate on the parcel. This clause applies only to a fiscal plan prepared after June 30, 2016, **and before May 15, 2025.**

(e) At the hearing under section 12 of this chapter **with regard to an annexation for which an annexation ordinance was adopted before May 15, 2025**, the court shall do the following:

(1) Consider evidence on the conditions listed in subdivision (2).

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

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

(i) Police and fire protection.

(ii) Street and road maintenance.

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

(i) the personal finances; or

(ii) the business finances;

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

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

(D) This clause applies only to an annexation for which an



annexation ordinance is adopted before July 1, 2015. One (1) of the following opposes the annexation:

- (i) At least sixty-five percent (65%) of the owners of land in the territory proposed to be annexed.
- (ii) The owners of more than seventy-five percent (75%) in assessed valuation of the land in the territory proposed to be annexed.

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

(E) This clause applies only to an annexation for which an annexation ordinance is adopted after June 30, 2015, **and before May 15, 2025**. One (1) of the following opposes the annexation:

- (i) At least fifty-one percent (51%) of the owners of land in the territory proposed to be annexed.
- (ii) The owners of more than sixty percent (60%) in assessed valuation of the land in the territory proposed to be annexed.

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

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

(f) This subsection applies only to an annexation for which an annexation ordinance is adopted before May 15, 2025. The municipality under subsection (e)(2)(C) bears the burden of proving that the annexation is in the best interests of the owners of land in the territory proposed to be annexed. In determining this issue, the court may consider whether the municipality has extended sewer or water services to the entire territory to be annexed:

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



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

(g) The most recent:

- (1) federal decennial census;
- (2) federal special census;
- (3) special tabulation; or
- (4) corrected population count;

shall be used as evidence of resident population density for purposes of subsection (b)(2)(A), but this evidence may be rebutted by other evidence of population density.

(h) A municipality that prepares a fiscal plan after June 30, 2015, must comply with this subsection. A municipality may not amend the fiscal plan after the date that:

- (1) a remonstrance is filed with the court under section 11 of this chapter **(in the case of an annexation for which an annexation ordinance was adopted before May 15, 2025); or**
- (2) a petition is filed with the court under section 5.5 of this chapter **(in the case of an annexation for which an annexation ordinance was adopted after May 14, 2025);**

unless amendment of the fiscal plan is consented to by ~~at least sixty-five percent (65%)~~ of the persons who signed the remonstrance **or the petition.**

(i) The municipality must submit proof that the municipality has complied with:

- (1) the outreach program requirements and notice requirements of section 1.7 of this chapter; and
- (2) the requirements of section 11.1 of this chapter **(in the case of an annexation for which an annexation ordinance was adopted after June 30, 2015, and before May 15, 2025).**

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

- (1) record the judgment in the clerk's ordinance record; and
- (2) make a cross-reference to the record of the judgment on the margin of the record of the annexation ordinance.

(b) If a final and unappealable judgment under section 12 or 15.5 of this chapter is adverse to annexation, the municipality may not make



1 further attempts to annex the territory or any part of the territory during
 2 the four (4) years after the later of:

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

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

- 9 (1) less than sixty-one (61) days after the publication of the
 10 ordinance under section 7(a) of this chapter; and
 11 (2) before the hearing commences:
 12 (A) on the remonstrance under section 11(c) of this chapter (**in**
 13 **the case of an annexation for which an annexation**
 14 **ordinance is adopted before May 15, 2025); or**
 15 **(B) on the petition under section 12 of this chapter (in the**
 16 **case of an annexation for which an annexation ordinance**
 17 **is adopted after May 14, 2025).**

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

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

- 25 (1) at least sixty-one (61) days but not more than one hundred
 26 twenty (120) days after the publication of the ordinance under
 27 section 7(a) of this chapter; and
 28 (2) before the hearing commences:
 29 (A) on the remonstrance under section 11(c) of this chapter (**in**
 30 **the case of an annexation for which an annexation**
 31 **ordinance is adopted before May 15, 2025); or**
 32 **(B) on the petition under section 12 of this chapter (in the**
 33 **case of an annexation for which an annexation ordinance**
 34 **is adopted after May 14, 2025).**

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

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

- 42 (1) either:



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

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

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

(B) after the hearing commences:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

- (1) That the municipality has without justification failed to implement the plan required by section 13 of this chapter within the specific time limit for implementation after annexation.
- (2) That the municipality has not provided police protection, fire protection, sanitary sewers, and water for human consumption within the specific time limit for implementation, unless one (1) of these services is being provided by a separate taxing district or by a privately owned public utility.
- (3) That the annexed territory is not receiving governmental and



proprietary services substantially equivalent in standard and scope to the services provided by the municipality to other areas of the municipality, regardless of topography, patterns of land use, and population density similar to the annexed territory.

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

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

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

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

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

(5) grant any other appropriate relief.

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

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

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

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

(1) each annexation ordinance:

(A) against which:

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

(ii) an appeal;

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

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

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



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

(b) The ordinance or judgment must be filed and recorded no later than ninety (90) days after:

(1) the expiration of the period permitted for:

(A) a remonstrance (in the case of an annexation for which an annexation ordinance is adopted before May 15, 2025);

or

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

(2) the delivery of a certified order under section 15 of this chapter; or

(3) the date the county auditor files the written certification with the legislative body under section 11.2 of this chapter, in the case of an annexation:

(A) described in subsection (a)(1)(B); and

(B) for which an annexation ordinance is adopted before May 15, 2025.

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

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

(1) The county highway department of each county in which the lots or lands affected are located.

(2) The county surveyor of each county in which the lots or lands affected are located.

(3) Each plan commission, if any, that lost or gained jurisdiction over the annexed territory.

(4) The sheriff of each county in which the lots or lands affected are located.

(5) The township trustee of each township that lost or gained jurisdiction over the annexed territory.

(6) The office of the secretary of state.

(7) The office of census data established by IC 2-5-1.1-12.2.

(8) The department of local government finance, not later than August 1, in the manner described by the department.

(e) The county auditor may require the clerk of the municipality to furnish an adequate number of copies of the annexation ordinance or



1 may charge the clerk a fee for photoreproduction of the ordinance. The
 2 county auditor shall notify the office of the secretary of state and the
 3 office of census data established by IC 2-5-1.1-12.2 of the date that the
 4 annexation ordinance is effective under this chapter.

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

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

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

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

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

- 40 (1) did not contribute to the original cost of the sewage works;
 41 and
 42 (2) subsequently taps into, uses, or deposits sewage or storm



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



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

(1) The landowner is required to connect to the sewage works because a person other than the landowner has polluted or contaminated the area.

(2) The costs of extension of or connection to the sewage works are paid by a person other than the landowner or the municipality.

(g) Subsection (c) does not apply to a landowner who taps into, connects to, or is required to tap into or connect to the sewage works of a municipality only because the municipality provides wholesale sewage service (as defined in IC 8-1-2-61.7) to another municipality that provides sewage service to the landowner.

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

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

(j) A remonstrance waiver executed after June 30, 2003, and not later than June 30, 2019, is subject to the following:

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

(A) before January 1, 2020; and

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

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

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

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

(l) Notwithstanding any other law, a remonstrance waiver is effective and binding on a landowner or a successor in title to a



1 party to the contract only with regard to an annexation for which
 2 the annexation ordinance was adopted before May 15, 2025.

3 (m) This subsection applies after May 14, 2025. The contract
 4 must include, as part of the consideration running to the
 5 municipality, consent of:

6 (1) the parties to the contract; and

7 (2) the successors in title of the parties to the contract;
 8 to be included on a petition under IC 36-4-3-5.5 for any pending or
 9 future annexations by the municipality of the area served by the
 10 sewage works.

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

15 (1) all the territory included within the corporate boundaries of
 16 the municipality; and

17 (2) any territory, town, addition, platted subdivision, or unplatted
 18 land lying outside the corporate boundaries of the municipality
 19 that has been taken into the district in accordance with a prior
 20 statute, the sewage or drainage of which discharges into or
 21 through the sewage system of the municipality;

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

26 (b) Upon request by:

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

29 (2) a petition of the majority of the resident freeholders in a
 30 platted subdivision or of the owners of unplatted land outside the
 31 boundaries of a municipality, if the platted subdivision or
 32 unplatted land is in the same county;

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

36 (c) A request under subsection (b) must be signed and certified as
 37 correct by the secretary of the legislative body, resident freeholders, or
 38 landowners. The original shall be preserved in the records of the board.
 39 The resolution of the board incorporating an area in the district must be
 40 in writing and must contain an accurate description of the area
 41 incorporated into the district. A certified copy of the resolution, signed
 42 by the president and secretary of the board, together with a map



1 showing the boundaries of the district and the location of additional
2 areas, shall be delivered to the auditor of the county within which the
3 district is located. It shall be properly indexed and kept in the
4 permanent records of the offices of the auditor.

5 (d) In addition, upon request by ten (10) or more interested resident
6 freeholders in a platted or unplatted territory, the board may define the
7 limits of an area within the county and including the property of the
8 freeholders that is to be considered for inclusion into the district.
9 Notice of the defining of the area by the board, and notice of the
10 location and limits of the area, shall be given by publication in
11 accordance with IC 5-3-1. Upon request by a majority of the resident
12 freeholders of the area, the area may be incorporated into the district in
13 the manner provided in this section. The resolution of the board
14 incorporating the area into the district and a map of the area shall be
15 made and filed in the same manner.

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

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



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

(1) neither object to nor file a remonstrance against the proposed annexation of the property by a municipality within the boundaries of the district;

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

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

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

(1) has actual notice of the waiver; or

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

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

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

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

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

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



1 deed is recorded, that a waiver of the right of remonstrance has been
2 granted with respect to the property.

3 (l) The board may waive the waiver provision described in
4 subsection (g) **or (q)** in a sewer service agreement made under
5 subsection (e) if the sewer service agreement involves a connection to
6 the district's sewage works under IC 36-9-22.5.

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

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

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

13 (A) before January 1, 2020; and

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

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

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

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

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

33 **(q) This subsection applies after May 14, 2025. Except as**
34 **provided in subsections (j) and (l), sewer service agreements made**
35 **under subsection (e) must contain a provision that persons (other**
36 **than municipalities) who own or occupy property agree for**
37 **themselves, their executors, administrators, heirs, devisees,**
38 **grantees, successors, and assigns that they will:**

39 **(1) consent to a future annexation of the property by a**
40 **municipality within the boundaries of the district and to be**
41 **included on a petition under IC 36-4-3-5.5 in accordance with**
42 **the terms set forth in IC 36-4-3-5.5(i);**



1 (2) not appeal from an order or a judgment annexing the
 2 property to a municipality; and
 3 (3) not file a complaint or an action against annexation
 4 proceedings.
 5 The terms of the provision must conform to the requirements set
 6 forth in IC 36-4-3-5.5(i).
 7 SECTION 29. An emergency is declared for this act.



COMMITTEE REPORT

Mr. Speaker: Your Committee on Local Government, to which was referred House Bill 1362, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 2, between lines 29 and 30, begin a new paragraph and insert:

"(i) This subsection applies after May 14, 2025. If service is ordered under this chapter, a receiver of that service that is located in an unincorporated area may enter into an agreement described in IC 36-4-3-5.5(i) with a municipality providing the service. An agreement under this subsection:

- (1) provides that the landowner consents to a future annexation of the property by a municipality and the landowner will be included on a petition under IC 36-4-3-5.5 in accordance with the terms set forth in IC 36-4-3-5.5(i); and**
- (2) may be one (1) of the terms for connection and service described in subsection (a).**

The agreement, if granted, shall be noted on the deed of each property affected and recorded as provided by law and is considered a covenant running with the land."

Page 8, line 37, delete "After" and insert **"Except as provided in subsection (i), after"**.

Page 8, line 42, delete "sixty-five percent (65%)" and insert **"fifty-one percent (51%)"**.

Page 9, line 4, delete "eighty percent (80%)" and insert **"seventy-five percent (75%)"**.

Page 9, between lines 8 and 9, begin a new line blocked left and insert:

"The municipality may collect signatures for the petition by mail on a form prescribed by the municipality that meets the requirements of this section as long as the signature is made under oath or affirmation."

Page 10, between lines 11 and 12, begin a new paragraph and insert:

"(i) A receiver of service under IC 13-18-15, IC 36-9-22, or IC 36-9-25-14 whose property is located in an unincorporated area may enter into an agreement to provide consent to a future annexation in accordance with the requirements set forth in this section. A landowner who signs an agreement under this subsection shall be included in the petition described in subsection (c). However, an agreement under this subsection is subject to the following:

- (1) The agreement is void unless the agreement is recorded:**

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(A) not later than thirty (30) business days after the date the agreement was executed; and

(B) with the county recorder of the county where the property subject to the agreement is located.

(2) An agreement that is not void under subdivision (1) expires not later than fifteen (15) years after the date the agreement is executed.

A municipality shall provide written notice to any successor in title to the property within a reasonable time after the deed is recorded, that an agreement has been made with respect to the property in accordance with this subsection. This subsection does not invalidate an annexation that was effective on or before May 15, 2025."

Page 36, line 26, after "subsection (c)" delete "," and insert "or (m),".

Page 36, line 27, after "subsection (c)" insert "or (m)".

Page 36, line 29, after "subsection (c)" insert "or (m)".

Page 38, between lines 3 and 4, begin a new paragraph and insert:

"(m) This subsection applies after May 14, 2025. The contract must include, as part of the consideration running to the municipality, consent of:

(1) the parties to the contract; and

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

to be included on a petition under IC 36-4-3-5.5 for any pending or future annexations by the municipality of the area served by the sewage works."

Page 40, line 39, after "(g)" insert "or (q)".

Page 41, between lines 25 and 26, begin a new paragraph and insert:

"(q) This subsection applies after May 14, 2025. Except as provided in subsections (j) and (l), sewer service agreements made under subsection (e) must contain a provision that persons (other than municipalities) who own or occupy property agree for themselves, their executors, administrators, heirs, devisees, grantees, successors, and assigns that they will:

(1) consent to a future annexation of the property by a municipality within the boundaries of the district and to be included on a petition under IC 36-4-3-5.5 in accordance with the terms set forth in IC 36-4-3-5.5(i);

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

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



The terms of the provision must conform to the requirements set forth in IC 36-4-3-5.5(i)."

and when so amended that said bill do pass.

(Reference is to HB 1362 as introduced.)

MAY

Committee Vote: yeas 9, nays 4.

