



ANNEXATIONS

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What Is Annexation?

Annexation is a process in which you can bring your land into the City. In doing so, the City of La Center becomes your general purpose government, providing services such as police protection, road maintenance, land use planning and parks.

When Is The City Going To Annex My Property?

Unlike other jurisdictions, the City of La Center doesn't initiate annexation—we respond to annexation requests.

What's the Benefit of Annexation?

There are many benefits to annexation. To summarize a few:

- Higher levels of police staffing and shorter response times.
- Instead of traveling to Clark County's offices in Vancouver or Battle Ground you can conveniently receive services in downtown La Center.
- More of your property taxes stay local rather than being spent elsewhere in Clark County.
- Better representation – Your elected representatives are your neighbors instead of people from the far reaches of Clark County.
- Better opportunity for you to directly participate and make a difference in your local government, either by running for an elected position or by volunteering for various boards such as the Planning Commission.
- To strive towards one united community in order to marshal the resources necessary to make the entire La Center community a better place to live.

How Can I Annex My Property Into The City Of La Center?

To be eligible, your property must be within La Center's urban growth area, and the territory to be annexed (which may be more than one parcel) must touch the current city limits.

Each proponent has a choice to make:

- A. *If you intend to develop the land within a year of annexation* - You should have professionals develop and submit a capital facilities analysis. This analysis will review the available and planned infrastructure (roads, sewer, water, schools, police & fire protection). If

there is insufficient capacity available or planned, you will be required to fund the necessary improvements.

- B. *If you do not intend to develop the land soon* –We suggest you defer the capital facilities analysis as it is somewhat expensive and short-lived. Your property will be placed in “Urban Holding” – prohibiting further development – until an analysis is completed and accepted by the city.

In most cases, owners of proposed annexation territories have unanimously wished to be incorporated. In no case may the proponents control less than 60% of the value of the proposed annexation territory.

How Much Does It Cost?

The current fee is \$2,800 plus \$85 per parcel. This includes the “10%” and “60%” petitions, environmental review, public notices, and recording. A rezone associated with annexation is an additional \$150 (\$2,125 if sought separately).

What Do I Have To Do After Annexation?

Simply obey the rules and regulations of La Center versus Clark County. There are no requirements to improve roadways or connect your home to sewer (although you may opt to do so).

How Much Will My Property Taxes Increase After Annexation?

Under the current tax rates, you should see a very slight decrease—about \$26 per \$100,000 of assessed value.

But I Still Have Questions!

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