

**SB314 INTRODUCED**



1 NBYP88-1

2 By Senators Smitherman, Coleman-Madison, Coleman

3 RFD: Fiscal Responsibility and Economic Development

4 First Read: 11-May-23

5

6 2023 Regular Session



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

SYNOPSIS:

Under existing law, non-responsible parties are released from certain liabilities related to a brownfield site if they participate in the voluntary cleanup program administered by the Alabama Department of Environmental Management.

This bill would allow potentially responsible parties to be released from liability related to a brownfield site if they participate in the voluntary cleanup program.

This bill would create the Brownfield Remediation Reserve Fund to assist in costs associated with remediating certain brownfields.

This bill would provide for the creation of brownfield redevelopment districts to further provide for the remediation and ultimate reuse of brownfields.

This bill would also make nonsubstantive, technical revisions to update the existing code language to current style.

A BILL  
TO BE ENTITLED  
AN ACT



## SB314 INTRODUCED

29  
30 Relating to environmental protection; to amend Sections  
31 22-30E-2, 22-30E-3, 22-30E-4, 22-30E-5, 22-30E-9, and 35-19-4,  
32 Code of Alabama 1975, to provide potentially responsible  
33 parties with limitations of liability with respect to a  
34 brownfield site; to create the Brownfield Remediation Reserve  
35 Fund; to add Sections 22-30E-14, 22-30E-15, and 22-30E-16 to  
36 the Code of Alabama 1975, to provide for the creation of  
37 brownfield redevelopment districts; and to make  
38 nonsubstantive, technical revisions to update the existing  
39 code language to current style

40 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

41 Section 1. Sections 22-30E-2, 22-30E-3, 22-30E-4,  
42 22-30E-5, 22-30E-9, and 35-19-4, Code of Alabama 1975, are  
43 amended to read as follows:

44 "§22-30E-2

45 (a) The Legislature finds that ~~rural and urban property~~  
46 properties in Alabama may have areas ~~of~~ with actual or  
47 perceived contamination ~~at~~ levels that may not be subject to  
48 assessment or cleanup under applicable laws and regulations.  
49 The Legislature finds that this perception of contamination  
50 discourages the purchase and productive use of otherwise  
51 usable properties. The Legislature further finds that the  
52 voluntary assessment and ~~or~~ cleanup of such properties is in  
53 the public interest.

54 (b) The Legislature finds that ~~industries and~~  
55 ~~developers often give preference to~~ previously unused  
56 greenfield sites are often selected for development over



## SB314 INTRODUCED

57 previously used property due largely to concerns over the  
58 financial and environmental liabilities which may be incurred  
59 in acquiring such previously used property for reuse and  
60 redevelopment. The Legislature further finds that the  
61 appropriate reuse and redevelopment of properties which are  
62 contaminated, or perceived to be contaminated, is in the  
63 public interest.

64 (c) The Legislature finds that the reuse of previously  
65 utilized property is an important component of a sound land  
66 use policy that will help to preserve ~~heretofore~~ undeveloped  
67 farmland, open space areas, and natural areas; and reduce  
68 public costs for installing new water, sewer, and other  
69 utilities and highway infrastructure.

70 (d) The Legislature finds that it is necessary to pass  
71 legislation that provides a mechanism to implement a cleanup  
72 program which encourages applicants to voluntarily assess,  
73 cleanup, remediate, and provide for the productive reuse of  
74 such properties. The Legislature further finds that such a  
75 cleanup program will increase the overall acreage and  
76 inventory of potential properties for redevelopment that would  
77 otherwise remain unavailable while also providing sources of  
78 revenue for payment of additional cleanup costs which may  
79 arise after remediation, ~~while not relieving.~~ This finding  
80 shall not be interpreted to relieve a "responsible person," ~~as~~  
81 ~~defined by Section 22-30E-3,~~ from any liability for  
82 administrative, civil, or criminal fines or penalties  
83 otherwise authorized by law and imposed as a result of illegal  
84 disposal of waste or for pollution of the land, air, or waters



## SB314 INTRODUCED

85 of the state in violation of established laws and regulations  
86 on an identified property.

87 (e) Therefore, the Legislature hereby establishes a  
88 program, to be implemented, maintained, and administered by  
89 the Alabama Department of Environmental Management, to  
90 encourage the voluntary cleanup and the reuse and  
91 redevelopment of such properties."

92 "§22-30E-3

93 Unless otherwise defined in this chapter, the  
94 definition of all terms included in Section 22-30-3 shall be  
95 applicable to this chapter. Other definitions as necessary may  
96 be ~~promulgated~~ adopted as rules and regulations by the  
97 department for further implementation of this chapter. Also,  
98 as used in this chapter, the following words and terms have  
99 the following meanings:

100 ~~(1) ALABAMA LAND RECYCLING AND ECONOMIC REDEVELOPMENT~~  
101 ~~COMMISSION. That commission which is created in Section~~  
102 ~~22-30E-12.~~

103 ~~(2)~~ (1) APPLICANT. An owner or operator or prospective  
104 purchaser of a qualifying property seeking to participate in  
105 the voluntary cleanup program established pursuant to this  
106 chapter.

107 (2) BROWNFIELD REMEDIATION RESERVE FUND. The account or  
108 fund authorized by Section 22-30E-5.

109 (3) BROWNFIELD REMEDIATION RESERVE FUND CONTRIBUTION.  
110 An amount provided to the department by a responsible person  
111 applicant pursuant to Section 22-30E-5 for deposit into and to  
112 be used for the purposes of the Brownfield Remediation Reserve



## SB314 INTRODUCED

113 Fund.

114 ~~(3)~~ (4) CERTIFICATE OF COMPLIANCE. A statement prepared  
115 by a professional engineer or geologist licensed to practice  
116 in the State of Alabama which certifies compliance with a  
117 voluntary cleanup plan required by Section 22-30E-9.

118 ~~(4)~~ (5) CLEANUP. ~~For purposes of this chapter, cleanup~~  
119 ~~means the~~ The cleaning up, remediation, control, or removal of  
120 contaminants from the environment in accordance with an  
121 approved voluntary cleanup plan.

122 ~~(5)~~ (6) COMMISSION. The Environmental Management  
123 Commission as defined in ~~subdivision (4) of~~ Section 22-22A-3,  
124 ~~unless the context clearly indicates a reference to the~~  
125 ~~Alabama Land Recycling and Economic Redevelopment Commission.~~

126 ~~(6)~~ (7) DEPARTMENT. The Alabama Department of  
127 Environmental Management.

128 ~~(7)~~ (8) ENVIRONMENT. The term includes the following, as  
129 defined by the federal Comprehensive Environmental Response,  
130 Compensation, and Liability Act, 42 U.S.C., ~~Section~~ § 9601, et  
131 seq.:

132 a. The navigable waters, the waters of the contiguous  
133 zone, and the ocean waters of which the natural resources are  
134 under the exclusive management authority of the United States  
135 under the Magnuson Fishery Conservation and Management Act.

136 b. Any other surface water, ground water, drinking  
137 water supply, land surface or subsurface strata, or ambient  
138 air within the State of Alabama or under the jurisdiction of  
139 the State of Alabama.

140 ~~(8)~~ (9) FACILITY. The term is synonymous with



## SB314 INTRODUCED

141 "property."

142 ~~(9)~~ (10) HAZARDOUS SUBSTANCE. Any substance listed on  
143 the List of Hazardous Substances and Reportable Quantities,  
144 codified as 40 C.F.R., Part 302, Table 302.4, in force and  
145 effect on May 21, 2001, and subsequent revisions thereof, or  
146 any substance listed on the List of Extremely Hazardous  
147 Substances and Their Threshold Planning Quantities, codified  
148 as 40 C.F.R., Part 355, Appendix A, in force and effect on May  
149 21, 2001, and subsequent revisions thereof.

150 ~~(10)~~ (11) HAZARDOUS WASTE TREATMENT, STORAGE, OR  
151 DISPOSAL FACILITY. Any property or facility which is intended  
152 or used for the treatment, storage, or disposal of hazardous  
153 waste subject to the permit requirements of Section 22-30-12.

154 ~~(11)~~ (12) LAND USE CONTROLS. Any restriction or control,  
155 which serves to protect human health ~~and/or~~ the environment,  
156 that limits use of ~~and/or~~ exposure to any portion of a  
157 property, including water resources.

158 (13) LETTER OF CONCURRENCE WITH CONDITIONS. A letter  
159 issued by the department to an applicant upon the department's  
160 concurrence with the certificate of compliance that pertains  
161 to the response action and contains a legal description.

162 ~~(12)~~ (14) OWNER or OPERATOR.

163 a. The term includes the following:

164 1. In the case of a facility, any person ~~owning~~ who is  
165 the owner or ~~operating~~ operator of ~~such~~ the facility.

166 2. Any person who owned, operated, or otherwise  
167 controlled activities at a facility immediately prior to title  
168 or control of the facility being conveyed due to bankruptcy,



## SB314 INTRODUCED

169 foreclosure, tax delinquency, abandonment, or similar means to  
170 a unit of state or local government.

171 b. The term does not include a person who can show  
172 evidence of ownership or a deed in lieu of foreclosure  
173 primarily to protect that person's security interest in the  
174 facility or who acts in good faith solely in a fiduciary  
175 capacity and who did not actively participate in the  
176 management, disposal, or release of hazardous wastes,  
177 hazardous constituents, or hazardous substances from the  
178 facility.

179 c. The term does not include a unit of state or local  
180 government which acquired ownership or control involuntarily  
181 through bankruptcy, tax delinquency, abandonment, or other  
182 circumstances in which the government involuntarily acquires  
183 title by virtue of its function as sovereign. However, this  
184 exclusion shall not apply to any state or local government  
185 which has caused or contributed to the release of hazardous  
186 waste, hazardous constituents, or hazardous substances from  
187 the facility.

188 (15) PERSON. Any individual, corporation, general or  
189 limited partnership, limited liability company or partnership,  
190 joint venture, association, trust, unincorporated  
191 organization, or governmental authority.

192 (16) POST-REMEDATION COSTS. Includes all costs to  
193 which all of the following apply:

194 a. Are incurred after issuance of the Letter of  
195 Concurrence with Conditions for, or with respect to, the  
196 investigation, assessment, cleanup, remediation, control, or





## SB314 INTRODUCED

197 removal of contaminants resultant from, in whole or part, a  
198 preexisting release at the qualifying property that were  
199 identified and addressed in reports, assessments, or plans  
200 approved by the department to demonstrate compliance with the  
201 risk reduction standards from the qualifying property.

202 b. Are not incurred as a result of noncompliance with  
203 the applicable response action or land use controls within the  
204 environmental covenant by the applicant.

205 ~~(13)~~ (17) PREEXISTING RELEASE. A release, ~~as that term~~  
206 ~~is defined in this section,~~ which occurred prior to an  
207 applicant's application for a limitation of liability pursuant  
208 to Section 22-30E-9.

209 ~~(14)~~ (18) PROPERTY. The term is synonymous with  
210 "facility" and includes the following:

211 a. Any land, building, structure, installation,  
212 equipment, pipe or pipeline, sewer or publicly owned treatment  
213 works, pipe into a sewer or publicly owned treatment works,  
214 well, pit, pond, lagoon, impoundment, ditch, landfill, or  
215 storage container.

216 b. Any site or area where a hazardous waste, hazardous  
217 constituent, hazardous substance, or petroleum product has  
218 been deposited, stored, disposed of, placed, or has otherwise  
219 come to be located.

220 ~~(15)~~ (19) PROSPECTIVE PURCHASER. A person who intends to  
221 purchase a qualifying property.

222 ~~(16)~~ (20) QUALIFYING PROPERTY. A property which meets  
223 the criteria of Section 22-30E-6.

224 ~~(17)~~ (21) RELEASE. Any intentional or unintentional act



## SB314 INTRODUCED

225 or omission resulting in the spilling, leaking, pumping,  
226 pouring, emitting, emptying, discharging, injecting, escaping,  
227 leaching, dumping, or disposing into the environment,  
228 including, without limitation, the abandonment or discarding  
229 of barrels, containers, and other closed receptacles, of any  
230 hazardous waste, hazardous constituent, petroleum products, or  
231 hazardous substance.

232 ~~(18)~~ (22) REMEDIATION. This term is synonymous with  
233 "cleanup."

234 (23) REMEDIATION COSTS. Includes all costs incurred  
235 for, or in relation to, the investigation or cleanup of,  
236 equitable relief relating to, or damages resultant from, in  
237 whole or in part, either of the following:

238 a. A preexisting release at a qualifying property,  
239 including any liability to the state or any other person for  
240 the cleanup of the property under Chapters 22, 27, 30, 30A,  
241 and 35.

242 b. A new release of a substance, constituent, or  
243 material which had been a part of a preexisting release at the  
244 property, unless the new release results from noncompliance  
245 with an approved voluntary property assessment plan or  
246 voluntary cleanup plan or from the negligent, wanton, willful,  
247 or intentional conduct of the applicant.

248 ~~(19)~~ (24) RESPONSE ACTION. Those actions taken in the  
249 event of a release or threatened release of a hazardous waste,  
250 hazardous constituent, petroleum product, or hazardous  
251 substance into the environment to remove, ~~or to~~ prevent, or  
252 minimize the release of hazardous waste, hazardous



## SB314 INTRODUCED

253 constituents, petroleum products, or hazardous substances so  
254 that they do not pose a threat to public health or the  
255 environment.

256 ~~(20)~~ (25) RESPONSIBLE PERSON. ~~This term generally means~~  
257 Except as otherwise provided, any person who has contributed  
258 or is contributing to a release of any hazardous waste,  
259 hazardous constituent, or hazardous substance at a property.  
260 This term specifically includes those persons described in  
261 Sections 107(a)(1) through 107(a)(4) of the federal  
262 Comprehensive Environmental Response, Compensation, and  
263 Liability Act, 42 U.S.C., §\_9601, et seq. This term  
264 specifically excludes a responsible person applicant for those  
265 matters addressed in the assessment plan and those persons  
266 described in Section 107(b) of the federal Comprehensive  
267 Environmental Response, Compensation, and Liability Act, 42  
268 U.S.C., §\_9601, et seq.

269 (26) RESPONSIBLE PERSON APPLICANT. Any owner or  
270 operator who makes application and submits an assessment plan  
271 for a qualifying property into the voluntary cleanup program  
272 and who has been accepted by and whose assessment plan has  
273 been approved by the department.

274 ~~(21)~~ (27) RISK ASSESSMENT. A written site specific  
275 evaluation of the risks to human health and the environment  
276 posed by conditions at a site.

277 ~~(22)~~ (28) VOLUNTARY CLEANUP PLAN. A voluntary cleanup  
278 plan approved under Section 22-30E-9.

279 ~~(23)~~ (29) VOLUNTARY CLEANUP PROPERTIES INVENTORY. The  
280 Voluntary Cleanup Properties Inventory compiled and updated by



## SB314 INTRODUCED

281 the department pursuant to Section 22-30E-11.

282 ~~(24)~~ (30) VOLUNTARY PROPERTY ASSESSMENT PLAN. A  
283 voluntary property assessment plan approved under Section  
284 22-30E-9."

285 "§22-30E-4

286 (a) The department, acting through the commission, may  
287 adopt, ~~promulgate~~, modify, amend, and repeal rules and  
288 regulations to implement and enforce this chapter as necessary  
289 to provide for the voluntary assessment, cleanup, reuse, and  
290 redevelopment of qualifying properties. All rules and  
291 regulations established pursuant to this chapter shall comply  
292 with applicable provisions of the Alabama Administrative  
293 Procedure Act, Section 41-22-11.

294 (b) The department's rules and regulations shall  
295 include, at a minimum, the following:

296 (1) Rules and regulations establishing cleanup  
297 standards.

298 (2) Rules and regulations governing procedures for  
299 placement of properties on and removal of properties from the  
300 Voluntary Cleanup Properties Inventory required under the  
301 provisions of Section 22-30E-11.

302 (3) Rules and regulations governing procedures for the  
303 filing in the deed records of the probate courts of  
304 appropriate notice upon approval of a certificate of  
305 compliance.

306 (4) Rules and regulations governing the maintenance and  
307 retention of records pertaining to activities carried out  
308 under this chapter.



## SB314 INTRODUCED

309 (5) Rules and regulations providing for public notice  
310 and participation and for meaningful community involvement in  
311 the voluntary cleanup program.

312 (6) Rules and regulations for establishing the criteria  
313 for conducting a voluntary assessment plan.

314 (7) Rules and regulations for establishing the criteria  
315 for a responsible person applicant to participate in the  
316 voluntary cleanup program and to be eligible for the  
317 limitations of liability provided in this chapter.

318 (8) Rules and regulations with respect to the terms,  
319 provisions, contributions, custody, and application of the  
320 Brownfield Remediation Reserve Fund.

321 (9) Rules and regulations addressing the reporting of  
322 preexisting contamination or a preexisting release detected  
323 during the course of due diligence or site assessment  
324 activities to the department, provided that any  
325 release-reporting obligations shall be co-extensive with  
326 federal release-reporting obligations.

327 ~~(7)~~ (10) Rules and regulations governing the issuance of  
328 variances to the criteria for property qualification for the  
329 voluntary cleanup program pursuant to ~~subsection (b) of~~  
330 Section 22-30E-6 (b), and to the criteria for applicant  
331 participation in the voluntary cleanup program pursuant to  
332 ~~subsection (b) of~~ Section 22-30E-7 (b).

333 (c) (1) For purposes of subsection (b) (10), the  
334 ~~a. The~~ department may grant a variance from the  
335 eligibility requirements contained in ~~subsection (a) of~~  
336 Section 22-30E-6 (a), ~~and/or subsection (a) of~~ Section



## SB314 INTRODUCED

337 22-30E-7 (a), or both, only if the department finds that ~~such~~  
338 the requirements would render a property ineligible for  
339 cleanup under this chapter, that no other qualified party has  
340 applied to participate in the voluntary cleanup program at the  
341 subject property, and that:

342 ~~1. Such ineligibility~~ a. Ineligibility would result in  
343 the continuation of a condition ~~which does~~ that poses or could  
344 pose a threat to human health ~~and/or~~ the environment.

345 ~~2.b.~~ Compliance with an eligibility requirement will  
346 not provide for a cost-effective response and the proposed  
347 voluntary cleanup plan will attain cleanup standards that are  
348 equivalent to those required under any otherwise applicable  
349 requirement through the use of a department approved method or  
350 approach.

351 ~~3.c.~~ In the case of an abandoned site, the department  
352 would otherwise be required to perform the necessary cleanup  
353 using funds from the Alabama Hazardous Substance Cleanup Fund,  
354 as described in Section 22-30A-3, and the department would be  
355 unable to recover the cost of the cleanup as provided in  
356 Chapter 30A of this title.

357 ~~4.d.~~ In the case of a facility subject to the  
358 permitting, closure, postclosure, ~~and/or~~ corrective action  
359 requirements of Sections 22-30-12 and 22-30-16, the cleanup  
360 will be conducted in a manner consistent with the requirements  
361 of any applicable regulations and permits issued thereunder.  
362 Participation in the voluntary cleanup program may be used to  
363 speed up required investigation and cleanup at ~~such~~ sites, but  
364 shall not serve to limit the applicability or enforcement of



## SB314 INTRODUCED

365 any applicable requirements at ~~such~~ facilities.

366 (2) The department may place ~~such~~ conditions upon the  
367 grant of a variance as it deems appropriate including, without  
368 limitation, a provision relating to the time in which all or a  
369 portion of the cleanup must be completed, and if the applicant  
370 fails to comply with ~~such~~ the conditions the department may  
371 modify or withdraw ~~such~~ the variance, with ~~such~~ the withdrawal  
372 subject to the department's administrative appeals process.

373 ~~b.~~ (3) The department shall not grant any variance from  
374 the criteria for qualification for limitation of liability, as  
375 contained in Section 22-30E-8.

376 ~~(e)~~ (d) In establishing cleanup standards pursuant to  
377 ~~subdivision (1) of subsection (b) of~~ this section:

378 (1) The department shall consider impacts to human  
379 health and the environment. In establishing cleanup standards,  
380 cleanup levels may be based on specific requirements of  
381 relevant environmental laws or regulations (e.g., Clean Water  
382 Act, Clean Air Act, TSCA, RCRA, CERCLA), derived using the  
383 procedures outlined in Section 300.430(e)(2) of the National  
384 Oil and Hazardous Substances Pollution Contingency Plan (40  
385 C.F.R. Part 300), ~~and/or~~ based upon the results of a  
386 site-specific risk assessment.

387 (2) The department may set cleanup levels for all  
388 hazardous constituents, a subset of hazardous wastes, or for  
389 those hazardous constituents that the department has reason to  
390 believe may have been released at the property.

391 (3) The department may set cleanup levels ~~which~~ that  
392 reflect current and future use scenarios for the property as



## SB314 INTRODUCED

393 follows:

394 a. A site shall be deemed to have met the requirements  
395 for unrestricted use if the cleanup levels are derived in a  
396 manner consistent with department or Environmental Protection  
397 Agency guidelines for assessing human and environmental health  
398 risks from hazardous constituents.

399 b. For sites that do not achieve the unrestricted use  
400 classification, restrictions on site use may be applied to  
401 achieve cleanup standards. Restrictions shall include, but not  
402 be limited to, land use controls. The restrictions imposed  
403 upon a site shall be media-specific and may vary according to  
404 site-specific conditions."

405 "§22-30E-5

406 (a) In addition to the powers and duties specified in  
407 this chapter and in ~~Sections 22-22A-1 to 22-22A-16, inclusive~~  
408 Chapter 22A of Title 22, the department shall have and may  
409 exercise the following powers and duties:

410 (1) To establish and collect fees from applicants for  
411 participation in the voluntary cleanup program authorized by  
412 this chapter, to be utilized for the administration of this  
413 chapter.

414 (2) To deposit all Brownfield Remediation Reserve Fund  
415 contributions into the Brownfield Remediation Reserve Fund  
416 solely for the administration and purpose of this chapter as  
417 further provided in subsection (d).

418 ~~(2)~~ (3) To make determinations, in accordance with  
419 procedures and criteria enumerated in this chapter and rules  
420 and regulations ~~promulgated~~ adopted pursuant to this chapter,





## SB314 INTRODUCED

421 as to whether a proposed voluntary cleanup plan is sufficient  
422 to bring the qualifying property into compliance with the  
423 cleanup standards.

424 ~~(3)~~ (4) To monitor actions taken under approved  
425 voluntary property assessment plans and voluntary cleanup  
426 plans for the purpose of determining whether an applicant  
427 remains eligible for limitation of liability and for the  
428 purpose of determining whether to concur in a certificate of  
429 compliance.

430 ~~(4)~~ (5) To approve voluntary property assessment plans.

431 ~~(5)~~ (6) To approve voluntary cleanup plans.

432 ~~(6)~~ (7) To concur with certifications of compliance.

433 ~~(7)~~ (8) To seek and to receive federal, state, and  
434 local, legislative appropriations, or other funds, grants,  
435 delegations, materials, and services applicable for the  
436 programs and activities described ~~herein~~ in this section.

437 (9) To establish a separate, segregated account or fund  
438 designated the Brownfield Remediation Reserve Fund.

439 (10) To deposit in the Brownfield Remediation Reserve  
440 Fund all amounts received by the department from Brownfield  
441 Remediation Reserve Fund contributions.

442 (11) To invest the amounts in the Brownfield  
443 Remediation Reserve Fund as provided by law for state funds  
444 and in a manner consistent with the purposes of the fund.

445 (12) To apply and use the amounts in the Brownfield  
446 Remediation Reserve Fund, in the determination of the  
447 department, provided the amount does not exceed four million  
448 dollars (\$4,000,000) per property, to pay the post-remediation



## SB314 INTRODUCED

449 costs with respect to any property in the state which was  
450 cleaned up or remediated in accordance with the provisions of  
451 this act after December 31, 2023, for which there is no  
452 responsible person, or in instances where the established risk  
453 reduction standards upon which a cleanup or remediation was  
454 previously conducted have changed, without regard to whether  
455 the amounts in the Brownfield Remediation Reserve Fund to be  
456 used for the property were derived from, or in respect of, the  
457 property. The Brownfield Remediation Reserve Fund may not be  
458 used to pay or reimburse any costs incurred as a result of  
459 noncompliance with the applicable response action or land use  
460 controls within an environmental covenant.

461 (b) The powers and duties described in subsection (a)  
462 may be exercised and performed by the department through such  
463 duly authorized agents and employees as the director deems  
464 necessary and proper.

465 (c) The obligations of the department for the  
466 application of amounts in the Brownfield Remediation Reserve  
467 Fund as provided in this chapter shall not constitute a work  
468 of internal improvement, a loan of money, or an extension of  
469 credit by the state to any private or corporate enterprise or  
470 any individual, association, or corporation. To the extent  
471 there are insufficient funds in the fund to be used to pay for  
472 remediation costs or post-remediation costs, the department  
473 shall have no obligations or responsibility to pay for or  
474 conduct cleanup activities.

475 (d) The department shall collect from each responsible  
476 person applicant a Brownfield Remediation Reserve Fund



## SB314 INTRODUCED

477 contribution in the amount of five hundred dollars (\$500) per  
478 acre for each qualifying property in addition to the voluntary  
479 cleanup program application and oversight fees established by  
480 the department.

481 (e) Any unexpended or unencumbered funds remaining in  
482 the Brownfield Remediation Reserve Fund at the end of the  
483 state fiscal year shall not revert to the State General Fund  
484 but shall be retained in the fund for continued use in  
485 accordance with this chapter."

486 "§22-30E-9

487 (a) Subject to Sections 22-30E-8 and 22-30E-10, upon  
488 the first to occur of the department's approval of a voluntary  
489 property assessment plan, approval of a voluntary cleanup  
490 plan, or concurrence with the certification of compliance  
491 described in this section, ~~whichever first occurs,~~ an  
492 applicant who is not a responsible person, ~~as defined in~~  
493 ~~Section 22-30E-3, at the~~ with respect to a qualifying  
494 property, shall be fully discharged and released from any and  
495 all liability ~~not be liable~~ to the state or any ~~third party~~  
496 other person, including any successor in interest to the  
497 applicant with respect to the qualifying property, for costs  
498 incurred, including any remediation costs or post-remediation  
499 costs. ~~in the investigation or cleanup of, or equitable relief~~  
500 ~~relating to, or damages resultant from, in whole or in part, a~~  
501 ~~preexisting release at the qualifying property, including, but~~  
502 ~~not limited to, any liability to the state for the cleanup of~~  
503 ~~the property under Chapters 22, 27, 30, 30A, and 35 of this~~  
504 ~~title, or a new release of a substance, constituent, or~~



## SB314 INTRODUCED

505 ~~material which had been part of a preexisting release at the~~  
506 ~~property, unless such new release results from noncompliance~~  
507 ~~with an approved voluntary property assessment plan or~~  
508 ~~voluntary cleanup plan or from the negligent, wanton, willful,~~  
509 ~~or intentional conduct of the applicant.~~

510 (b) (1) A voluntary property assessment plan submitted  
511 by an applicant shall describe in sufficient detail those  
512 actions planned to develop information necessary to perform a  
513 risk assessment or identify applicable cleanup standards for  
514 the qualifying property utilizing risk-based corrective action  
515 principles through the appropriate implementation of  
516 applicable response actions ~~and~~/or land use controls.

517 (2) A voluntary property assessment plan shall include  
518 that a responsible person applicant for a qualifying property  
519 may limit the assessment of contaminants and may limit the  
520 delineation of potential contamination to the qualifying  
521 property boundaries or portions thereof.

522 ~~(2)~~ (3) Upon the department's approval of the voluntary  
523 property assessment plan, the applicant shall implement the  
524 plan.

525 ~~(3)~~ (4) The department's approval of the voluntary  
526 property assessment plan shall specify a time within which the  
527 applicant shall initiate activities under the voluntary  
528 property assessment plan. The department shall approve or  
529 disapprove each complete plan within 60 days of receiving the  
530 submittal. Failure to act within this time shall be deemed  
531 approval.

532 ~~(4)~~ (5) If at any time the department determines



## SB314 INTRODUCED

533 activities at the property are not being implemented in  
534 accordance with the voluntary property assessment plan, the  
535 department may, after a reasonable opportunity is given to  
536 cure the deficiency, revoke the limitation of liability by  
537 providing the applicant with written notification specifying  
538 the basis for making ~~such~~ the determination and requesting  
539 modification and resubmission of a modified plan or an  
540 opportunity to address any deficiencies in implementing the  
541 plan within a reasonable specified time. If at any time the  
542 applicant or the department determines that any element of an  
543 approved voluntary property assessment plan must be modified  
544 in order to develop the information necessary to perform a  
545 risk assessment or identify applicable cleanup standards for  
546 the qualifying property, the applicant shall modify the  
547 approved plan and obtain approval of the proposed  
548 modification. If at any time the applicant determines that any  
549 element of an approved voluntary property assessment plan must  
550 be modified in order to terminate activities at the property  
551 for any reason, the applicant shall notify the department and  
552 obtain approval of the proposed modification which may be  
553 withheld only if the requested modification to terminate  
554 assessment activities would increase the risk to human health  
555 and the environment posed by the conditions at the property.

556 ~~(5)~~ (6) An applicant shall, upon completion of those  
557 activities specified in the voluntary property assessment  
558 plan, submit to the department a report of the assessment and  
559 findings from the assessment, which may include a  
560 recommendation for applying cleanup standards to the property.



## SB314 INTRODUCED

561 (c) (1) A voluntary cleanup plan submitted by an  
562 applicant shall describe in sufficient detail those actions  
563 planned to satisfy the cleanup standards for the qualifying  
564 property.

565 (2) The applicant shall submit proof of financial  
566 assurance, in ~~such~~ a form ~~as~~ specified by the department, of  
567 his or her ability to implement the voluntary cleanup plan,  
568 provided one form of acceptable assurance shall be to rely  
569 solely on the assets of the applicant.

570 (3) Upon the department's approval of the voluntary  
571 cleanup plan, the applicant shall ~~then~~ implement the plan. The  
572 department's approval of a voluntary cleanup plan shall not ~~in~~  
573 ~~any way~~ be construed as a guarantee, promise, or assurance  
574 that the department will concur with the applicant's  
575 certification of compliance with the cleanup standards.

576 (4) The department's approval of the voluntary cleanup  
577 plan shall specify a time within which the applicant must  
578 initiate activities under the voluntary cleanup plan. The  
579 department shall approve or disapprove each properly submitted  
580 plan within 60 days after completion of applicable  
581 requirements established pursuant to ~~subdivision (5) of~~  
582 ~~subsection (b) of~~ Section 22-30E-4 (b) (5). Failure to act  
583 within this time shall be deemed approval.

584 (5) If at any time the department determines the  
585 cleanup is not being implemented in accordance with the  
586 voluntary cleanup plan, the department may, after a reasonable  
587 opportunity is given to cure the deficiency, revoke the  
588 limitation of liability by providing the applicant with



## SB314 INTRODUCED

589 written notification specifying the basis for making ~~such~~ the  
590 determination and requesting modification and resubmission of  
591 a modified plan or an opportunity to address any deficiencies  
592 in implementing the voluntary cleanup plan within a reasonable  
593 specified time. If at any time the applicant determines that  
594 any element of an approved voluntary cleanup plan must be  
595 modified in order to achieve the applicable cleanup standards  
596 for the qualifying property, the applicant shall notify the  
597 department and obtain approval of the proposed modification.  
598 If at any time the applicant determines that any element of an  
599 approved voluntary cleanup plan must be modified in order to  
600 terminate activities at the property for any reason, the  
601 applicant shall notify the department and obtain approval of  
602 the proposed modification which may be withheld only if the  
603 requested modification would increase the risk to human health  
604 and the environment posed by the conditions at the property.

605 (6) An applicant shall, upon completion of those  
606 activities specified in the voluntary cleanup plan, submit to  
607 the department a compliance status report certifying the  
608 compliance of the qualifying property with the cleanup  
609 standards and cleanup requirements. The qualifying property  
610 shall be deemed in compliance with the cleanup standards upon  
611 the applicant's receipt of the department's written  
612 concurrence with the compliance status report.

613 (d) Upon the department's approval of the voluntary  
614 property assessment plan or voluntary cleanup plan, the  
615 property shall be listed on the Voluntary Cleanup Properties  
616 Inventory as provided in Section 22-30E-11.



## SB314 INTRODUCED

617 (e) For those properties that are cleaned up to  
618 standards less stringent than those required for unrestricted  
619 residential use, the property owner shall comply with the  
620 requirements of subsection (b) of Section 22-30E-11 within 60  
621 days of the submission of the certification of compliance.

622 (f) Subject to Sections 22-30E-8 and 22-30E-10, upon  
623 the department's concurrence with the certification of  
624 compliance described in this section with respect to a  
625 qualifying property, an applicant shall be relieved of further  
626 liability to the state for the cleanup of the property under  
627 Chapters 22, 27, 30, 30A, and 35 of this title, for any  
628 contamination identified and addressed in reports,  
629 assessments, or plans submitted to and approved by the  
630 department to demonstrate compliance with the risk-reduction  
631 standards.

632 (g) Subject to Sections 22-30E-8 and 22-30E-10, upon  
633 the first to occur of the department's approval of a voluntary  
634 property assessment plan, approval of a voluntary cleanup  
635 plan, or concurrence with the certification of compliance  
636 described in this section, with respect to a qualifying  
637 property, a responsible person applicant shall be fully  
638 discharged and released from any and all liability to the  
639 state or to any other person, including any successor in  
640 interest to the applicant, with respect to the qualifying  
641 property for post-remediation costs incurred in connection  
642 with, equitable relief relating to, or damages resultant from,  
643 in whole or in part, a preexisting release at the qualifying  
644 property."





## SB314 INTRODUCED

645 "§35-19-4

646 (a) An environmental covenant must meet all of the  
647 following requirements:

648 (1) State that the instrument is an environmental  
649 covenant executed pursuant to this chapter.

650 (2) Contain a legally sufficient description of the  
651 real property subject to the covenant.

652 (3) Describe the activity and use limitations on the  
653 real property.

654 (4) Identify every holder.

655 (5) Be signed by the director, every holder, and unless  
656 waived by the agency, every owner of the fee simple of the  
657 real property subject to the covenant.

658 (6) Identify the name and location of any  
659 administrative record for the environmental response project  
660 reflected in the environmental covenant.

661 (b) In addition to the information required by  
662 subsection (a), an environmental covenant may contain other  
663 information, restrictions, and requirements agreed to by the  
664 persons who signed it, including any of the following:

665 (1) Requirements for notice following transfer of a  
666 specified interest in, or concerning proposed changes in use  
667 of, applications for building permits for, or proposals for  
668 any site work affecting the contamination on, the property  
669 subject to the covenant.

670 (2) Requirements for periodic reporting describing  
671 compliance with the covenant.

672 (3) Rights of access to the property granted in



## SB314 INTRODUCED

673 connection with implementation or enforcement of the covenant.

674 (4) A brief narrative description of the contamination  
675 and remedy, including the contaminants of concern, the  
676 pathways of exposure, limits on exposure, and the location and  
677 extent of the contamination.

678 (5) An exculpatory provision that releases the grantor  
679 from future claims by the grantee or the grantee's successor  
680 in title that is consistent and enforceable under the laws of  
681 this state.

682 ~~(5)~~ (6) Limitation on amendment or termination of the  
683 covenant in addition to those contained in Sections 35-19-9  
684 and 35-19-10.

685 ~~(6)~~ (7) Rights of the holder in addition to its right to  
686 enforce the covenant pursuant to Section 35-19-11.

687 (c) In addition to other conditions for its approval of  
688 an environmental covenant, the agency may require those  
689 persons specified by the agency who have interests in the real  
690 property to sign the covenant."

691 Section 2. Sections 22-30E-14, 22-30E-15, and 22-30E-16  
692 are added to the Code of Alabama 1975, to read as follows:

693 §22-30E-14

694 (a) The owner or owners of any affected property may  
695 deliver to any local government that has jurisdiction over the  
696 affected property a written petition requesting the local  
697 government to establish a brownfield redevelopment district,  
698 as a separate public corporation for the purposes of this  
699 chapter, for the affected property. The petition shall be  
700 executed by the owners of all affected properties who elect to



## SB314 INTRODUCED

701 be included within the district and shall set forth therein,  
702 or by attachments, all of the following:

703 (1) The name and address of each owner.

704 (2) A confirmation of the ownership of the affected  
705 properties to be included in the district.

706 (3) The designation of a person, who may or may not be  
707 an owner of any affected property, to act as a representative  
708 of the owners before the local government.

709 (4) A request that the local government adopt a  
710 resolution approving the formation of the district as a public  
711 corporation, approving the form of the articles of  
712 incorporation of the district, and authorizing the  
713 representative of the owners to form the district.

714 (5) A proposed form of the articles of incorporation of  
715 the district which shall include:

716 a. The names of the owners of the affected properties  
717 to be included within the district.

718 b. A statement that the district is organized pursuant  
719 to this section by authority of the resolution adopted by the  
720 local government, a copy of which shall be attached to the  
721 articles of incorporation.

722 c. The name of the district which shall be in the form  
723 of "The Brownfield Redevelopment District of the City (or  
724 Town) of," including such words or numerals sufficient to  
725 distinguish the district from other districts established by  
726 the local government (e.g., "West," "1," or "I").

727 d. A description by any reasonable reference method,  
728 including metes and bounds, tax assessment tracts, subdivision



## SB314 INTRODUCED

729 lots, or deeds of the affected properties to be included in  
730 the district.

731 e. The location of the principle office of the district  
732 which shall be within the boundaries of the district and may  
733 be the principle office of the local government.

734 f. The number and terms of office of the directors of  
735 the district.

736 g. The period of the duration of the district, which  
737 shall not exceed 30 years from the October 1 which next  
738 succeeds the date of establishment of the district.

739 h. That the district shall be a nonprofit corporation  
740 and no part of the net earnings which remain after payment of  
741 expenses shall inure to the benefit of any person other than  
742 the local government.

743 i. That upon dissolution of the district as provided by  
744 law, title to any property then owned by the district shall  
745 immediately vest in the local government.

746 (b) The governing body of the local government shall  
747 consider the petition as soon as practicable after receipt  
748 and, if the governing body determines that formation of the  
749 district is in the public interest, shall adopt a resolution  
750 upon original introduction of the petition for immediate  
751 consideration at a meeting of the body. The resolution need  
752 not be by unanimous consent and shall become effective  
753 immediately without publication and shall include all of the  
754 following:

755 (1) A legislative determination that the establishment  
756 and incorporation of the district is necessary and in the



## SB314 INTRODUCED

757 public interest.

758 (2) A legislative determination that all of the  
759 affected properties to be included in the district are located  
760 within the corporate limits or territorial boundaries of the  
761 local government.

762 (3) The approval of the proposed form of the articles  
763 of incorporation of the district as set forth in the petition.

764 (4) The authorization of the records clerk of the local  
765 government to provide to the representative of the owners of  
766 the affected property a certified copy of the resolution and  
767 of the proceedings of the governing body of the local  
768 government regarding the adoption of the resolution.

769 (5) The authorization of the representative of the  
770 owners to proceed to establish, form, and incorporate the  
771 district by recording the articles of incorporation in the  
772 office of the judge of probate of the county in which the  
773 principal office of the local government is located.

774 (c) (1) Upon receipt of the resolution and proceedings  
775 of the governing body of the local government by the  
776 representative of the owners of the affected property, the  
777 representative shall complete, execute, and acknowledge the  
778 articles of incorporation before an officer authorized by the  
779 laws of the state to take acknowledgments of deeds and cause  
780 the articles to be filed in the office directed by the  
781 resolution.

782 (2) Upon filing the articles of incorporation, the  
783 district shall come into existence as a public corporation  
784 under the name provided in the articles and have all authority



## SB314 INTRODUCED

785 and powers provided by this chapter. The recorded articles of  
786 incorporation shall be conclusive evidence of the due, legal,  
787 and valid incorporation of the district in all courts.

788 (d) A municipality or county may only establish a  
789 brownfield redevelopment district that includes affected  
790 property within the corporate limits or territorial boundaries  
791 thereof, provided a county may include any affected property  
792 within a municipality that is within the county so long as a  
793 majority of the members of the governing body of the  
794 municipality consent.

795 (e) A brownfield redevelopment district established  
796 pursuant to this chapter shall constitute a governmental  
797 entity as defined in Chapter 93 of Title 11 for purposes of  
798 limiting the damages for which the district, and all of the  
799 district's directors, officers, and agents may be liable.

800 (f) Upon establishing a brownfield redevelopment  
801 district, the applicants of qualifying property located within  
802 the district who meet the criteria provided in Section  
803 22-30E-8 shall qualify for those limitations of liability  
804 provided in Section 22-30E-9(a) and (g), provided that each  
805 applicant of a qualifying property located within the district  
806 shall covenant not to sue any other applicant within the  
807 district commensurate with the release of liability provided  
808 to each applicant.

809 §22-30E-15

810 (a) A brownfield redevelopment district formed and  
811 incorporated pursuant to Section 22-30E-14 shall be governed  
812 by a board of directors who shall have and exercise all power



## SB314 INTRODUCED

813 and authority of the district.

814 (b) The board of directors shall be appointed by the  
815 governing body of the establishing local government and  
816 composed of the number of directors, provided not less than  
817 three, and for the terms of office as provided for in the  
818 articles of incorporation. Any officer of the local government  
819 or owner of any affected property within the district,  
820 regardless of residence, may serve as a director of the  
821 district. The board shall elect a chair, vice chair, and  
822 secretary-treasurer from the members of the board.

823 (c) All directors shall remain in office upon the  
824 expiration of their term until a successor is appointed, and  
825 may be impeached and removed from office as provided in  
826 Section 175 of the Constitution of Alabama of 2022, and by the  
827 general laws of the state for impeachment and removal of  
828 officers mentioned in Section 175. A majority of the directors  
829 shall constitute a quorum for the exercise of all authority  
830 and powers of the district. Each director shall serve without  
831 compensation.

832 §22-30E-16

833 A brownfield redevelopment district may do any of the  
834 following:

835 (1) Adopt and amend bylaws not in conflict with the  
836 articles of incorporation.

837 (2) Sue and be sued in civil action subject to the  
838 limitations of liability provided by this chapter.

839 (3) At the direction of the local government which  
840 established the district:



## SB314 INTRODUCED

841 a. Provide for the administration, management, and  
842 supervision of the activities and business of the district.

843 b. Acquire interests in property.

844 c. Incur indebtedness for purposes of this chapter on  
845 behalf of the local government that is payable only from funds  
846 provided by the local government to the district for such use.

847 (4) Make agreements and contracts, take all actions,  
848 and do any and all things not otherwise prohibited by law to  
849 accept, realize, and use any financial aid or other assistance  
850 provided by any person or other entity.

851 (5) Take any other actions as necessary to carry out  
852 the authority expressly given in this section.

853 Section 3. This act shall become effective on the first  
854 day of the third month following its passage and approval by  
855 the Governor, or its otherwise becoming law.