

# **WEST VIRGINIA LEGISLATURE**

**2018 REGULAR SESSION**

**Committee Substitute**

**for**

**House Bill 4357**

BY DELEGATES SHOTT, HANSHAW, BOGGS, CAPITO,

FOSTER, MOORE, QUEEN, BARRETT, BYRD,

HARSHBARGER AND NELSON

[Originating in the Committee on Finance;

February 23, 2018.]



1 A BILL to amend the Code of West Virginia, 1931, as amended, by adding thereto a new chapter,  
2 designated §31H-1-1, §31H-1-2, §31H-2-1, §31H-2-2, §31H-2-3, and §31H-2-4, all  
3 relating to the establishment of the West Virginia Small Wireless Facilities Deployment  
4 Act; making legislative findings; defining terms; providing for access to public rights-of-  
5 way for the collocation of small wireless facilities; providing for certain permit  
6 requirements; requiring permits to be issued on a nondiscriminatory basis; providing for  
7 the collection of fees and setting the amount of fees; and providing for certain local zoning,  
8 indemnification, insurance, and bonding requirements.

*Be it enacted by the Legislature of West Virginia:*

**CHAPTER 31H. SMALL WIRELESS FACILITIES DEPLOYMENT ACT.**

**ARTICLE 1. WEST VIRGINIA SMALL WIRELESS FACILITIES DEPLOYMENT ACT.**

**§31H-1-1. Legislative findings.**

1 (a) The deployment of reliable small wireless facilities and other next-generation wireless  
2 and broadband network technology is a matter of statewide concern and critical to the continued  
3 economic development and diversification in the State of West Virginia.

4 (b) Small wireless facilities are critical to delivering wireless access to advanced  
5 technology, broadband, and 911 services to homes, businesses, and schools throughout the  
6 State of West Virginia.

7 (c) Because of the integral role that the delivery of broadband and wireless technology  
8 plays in the economic vitality of the State of West Virginia and in the lives of its citizens, the  
9 Legislature has determined that a law addressing the further deployment of wireless technology  
10 is of vital interest to the state.

11 (d) Small wireless facilities, including facilities commonly referred to as small cells and  
12 distributed antenna systems, often may be deployed most effectively in public rights-of-way.

13 (e) To meet the key objectives of this chapter, wireless providers must have access to  
14 certain public rights-of-way and the ability to attach or collocate on existing infrastructure that will  
15 permit these providers to offer next generation wireless and broadband technology.

16 (f) To ensure that public and private West Virginia consumers may benefit from these  
17 services as soon as possible and to ensure that providers of wireless access have a fair and  
18 predictable process for the deployment of small wireless facilities in a manner consistent with the  
19 character of the area in which the small wireless facilities are deployed, the Legislature is enacting  
20 this chapter, which specifies the regulatory authority for the collocation of small wireless facilities.

**§31H-1-2. Definitions.**

1 As used in this chapter, the following words and phrases have the meanings given to them  
2 in this section unless the context clearly indicates otherwise:

3 (1) “Antenna” means communications equipment that transmits or receives  
4 electromagnetic radio frequency signals used in the provision of wireless services;

5 (2) “Applicable codes” means uniform building, fire, electrical, plumbing, or mechanical  
6 codes adopted by a recognized national code organization or local amendments to those codes,  
7 including the National Electric Safety Code;

8 (3) “Applicant” means any person who submits an application and is a wireless provider;

9 (4) “Application” means a request submitted by an applicant to an authority for a permit to  
10 collocate small wireless facilities or to approve the installation, modification or replacement of a  
11 utility pole or wireless support structure;

12 (5) “Authority” means the State of West Virginia or a political subdivision that has  
13 jurisdiction and control for use of public rights-of-way as provided by this code for placements  
14 within public rights-of-way or has zoning or land use control for placements not within public rights-  
15 of-way;

16 (6) “Authority utility pole” means a utility pole owned or operated by an authority in a public  
17 right-of-way;

18 (7) “Collocate” or “collocation” means to install, mount, maintain, modify, operate, or  
19 replace wireless facilities on or adjacent to a wireless support structure or utility pole;

20 (8) “Commissioner” means the Commissioner of the West Virginia Division of Highways;

21 (9) “Communications service” means cable service, as defined in 47 U.S.C. §522(6), as  
22 amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications  
23 service, as defined in 47 U.S.C. §153(53), as amended; mobile service, as defined in 47 U.S.C.  
24 §153(33), as amended; or wireless service other than mobile service;

25 (10) “Communications service provider” means a cable operator, as defined in 47 U.S.C.  
26 §522(5), as amended; a provider of information service, as defined in 47 U.S.C. §153(24), as  
27 amended; a telecommunications carrier, as defined in 47 U.S.C. §153(51), as amended; or a  
28 wireless provider;

29 (11) “Decorative pole” means an authority utility pole that is specially designed and placed  
30 for aesthetic purposes and on which no appurtenances or attachments, other than a small  
31 wireless facility, or specially designed informational, or directional signage, or temporary holiday  
32 or special event attachments, have been placed, or are permitted to be placed, according to  
33 nondiscriminatory municipal rules or codes;

34 (12) “Division” means the West Virginia Division of Highways;

35 (13) “FCC” means the Federal Communications Commission of the United States;

36 (14) “Fee” means a one-time, nonrecurring charge;

37 (15) “Historic District” means a group of buildings, properties, or sites that are either listed  
38 in the National Register of Historic Places or formally determined eligible for listing by the Keeper  
39 of the National Register, the individual who has been delegated the authority by the federal  
40 agency to list properties and determine their eligibility for the National Register, in accordance  
41 with Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement codified at 47 C.F.R. Part 1,  
42 Appendix C;

43 (16) “Law” means a federal or state statute, common law, code, rule, regulation, order, or  
44 a local ordinance or resolution;

45 (17) “Micro wireless facility” means a small wireless facility that is not larger in dimension  
46 than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior  
47 antenna, if any, that is no longer than 11 inches;

48 (18) "Permit" means a written authorization required by an authority to perform an action  
49 or initiate, continue, or complete a project;

50 (19) "Person" means an individual, corporation, limited liability company, partnership,  
51 association, trust, or other entity or organization, including an authority;

52 (20) "Rate" means a recurring charge;

53 (21) "Right-of-way" means the area on, below, or above a public roadway, highway, street,  
54 sidewalk, alley, utility easement, or similar property, but not including a federal interstate highway;

55 (22) "Small wireless facility" means a wireless facility that meets both of the following  
56 qualifications: (A) each antenna could fit within an imaginary enclosure of no more than 6 cubic  
57 feet; and (B) all other wireless equipment associated with the facility is cumulatively no more than  
58 28 cubic feet in volume. The following types of associated ancillary equipment are not included in  
59 the calculation of equipment volume: electric meter, concealment elements, telecommunications  
60 demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off  
61 switch, and vertical cable runs for the connection of power and communications services;

62 (23) "Utility pole" means a pole or similar structure that is or may be used, in whole or in  
63 part, by a communication services provider or for electric distribution, lighting, traffic control,  
64 signage (if the pole is fifteen feet or taller), or a similar function, or for the collocation of small  
65 wireless facilities. However, "utility pole" does not include wireless support structures or electric  
66 transmission structures;

67 (24) "Wireless facility" means equipment at a fixed location that enables wireless  
68 communications between user equipment and a communications network, including: (A)  
69 equipment associated with wireless communications; and (B) radio transceivers, antennas,  
70 coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment,  
71 regardless of technological configuration. "Wireless facility" includes small wireless facilities.  
72 "Wireless facility" does not include: (A) the structure or improvements on, under, or within which  
73 the equipment is collocated; or (B) wireline backhaul facilities, coaxial or fiber optic cable that is

74 between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise  
75 not immediately adjacent to or directly associated with an antenna;

76 (25) "Wireless infrastructure provider" means any person, including a person authorized  
77 to provide telecommunications service in the state, that builds or installs wireless communication  
78 transmission equipment, wireless facilities, wireless support structures, or utility poles, but that is  
79 not a wireless services provider;

80 (26) "Wireless provider" means a wireless infrastructure provider or a wireless services  
81 provider;

82 (27) "Wireless services" means any services, using licensed or unlicensed spectrum,  
83 including the use of WiFi, whether at a fixed location or mobile location, provided to the public  
84 using wireless facilities;

85 (28) "Wireless services provider" means a person who provides wireless services; and

86 (29) "Wireless support structure" means a structure, such as a monopole; tower, either  
87 guyed or self-supporting; billboard; or other existing or proposed structure designed to support or  
88 capable of supporting wireless facilities. "Wireless support structure" does not include a utility  
89 pole.

90 (30) "Wireline backhaul facility" is a facility used for the transport of communications  
91 service or any other electronic communications by coaxial, fiber-optic cable, or any other wire.

**ARTICLE 2. ACCESS TO PUBLIC RIGHTS-OF-WAY.**

**§31H-2-1. Use of rights-of-way for small wireless facilities and utility poles; other**  
**structures.**

1 (a) The provisions of this section shall only apply to activities of a wireless provider within  
2 the right-of-way.

3 (b) Except as provided in this chapter, an authority may not prohibit, regulate, or charge  
4 for the collocation of small wireless facilities.

5 (c) An authority may not enter into an exclusive arrangement with any person for use of  
6 the right-of-way for the collocation of small wireless facilities or the installation, operation,  
7 marketing, modification, maintenance, or replacement of utility poles.

8 (d) An authority may only charge a wireless provider a rate or fee for the use of the right-  
9 of-way with respect to the collocation of small wireless facilities or the installation, maintenance,  
10 modification, operation, or replacement of a utility pole in the right-of-way, if the authority charges  
11 other entities for use of the right-of-way. Notwithstanding any provision of this article to the  
12 contrary, an authority is permitted, on a nondiscriminatory basis, to refrain from charging any rate  
13 to a wireless provider for the use of the right-of-way. The rate for occupancy and use of the right-  
14 of-way may not exceed \$25 per year per small wireless facility. An authority may adjust this rate  
15 ten percent every five years, rounded to the nearest five dollars.

16 (e) Subject to the provisions of this section, a wireless provider has the right, as a permitted  
17 use not subject to zoning review or approval, to collocate small wireless facilities and install,  
18 maintain, modify, operate and replace its own utility poles along, across, upon, and under the  
19 right-of-way. Such structures and facilities shall be so installed and maintained as not to obstruct  
20 or hinder the usual travel or public safety on such right-of-way or to obstruct the legal use of such  
21 right-of-way by utilities.

22 (f) Each new or modified utility pole installed by a wireless services provider in the right-  
23 of-way may not exceed the greater of (1) ten feet in height above the tallest existing utility pole in  
24 place as of the effective date of this chapter located within 500 feet of the new pole in the same  
25 right-of-way; or (2) 50 feet above ground level. New small wireless facilities in the right-of-way  
26 may not extend (1) more than ten feet above an existing utility pole in place as of the effective  
27 date of this chapter; or (2) for small wireless facilities on a new utility pole, above the height  
28 permitted for a new utility pole pursuant to the provisions of this section. Subject to the provisions  
29 of this article, a wireless provider has the right to collocate a small wireless facility and install,

30 maintain, modify, operate and replace its own utility pole that exceeds these height limits along,  
31 across, upon and under the right-of-way, subject to applicable zoning regulations.

32 (g) An authority may adopt reasonable written design guidelines with objective, technically  
33 feasible criteria that reasonably match the aesthetics and character of an immediate area  
34 regarding all of the following:

35 (1) The location of any ground-mounted small wireless facilities;

36 (2) The location of a small wireless facility on a utility pole or wireless support structure;

37 (3) The appearance and concealment of small wireless facilities, including those relating  
38 to materials used for arranging, screening, or landscaping; and

39 (4) The design and appearance of a utility pole or wireless support structure.

40 Any such guidelines shall be applied in a nondiscriminatory manner. Materials utilized to  
41 comply with the appearance and concealment criteria established in the guidelines shall not be  
42 considered part of the small wireless facility for purposes of facility size restrictions in this chapter.  
43 Each new or modified small wireless facility or utility pole installed in the right of way shall comply  
44 with an authority's current design guidelines.

45 (h) A wireless provider is permitted to replace its own decorative poles when necessary to  
46 collocate a small wireless facility, but any replacement pole shall reasonably conform to the  
47 design aesthetics of the decorative poles being replaced.

48 (i) A wireless provider shall comply with reasonable and nondiscriminatory requirements  
49 that prohibit communications service providers from installing structures in the right-of-way in an  
50 area designated solely for underground or buried cable and utility facilities where: (1) The  
51 authority has required all cable and utility facilities other than authority utility poles and  
52 attachments to be placed underground by a date certain that is three months prior to the  
53 submission of the application; (2) the authority does not prohibit the replacement of authority utility  
54 poles in the designated area; and (3) the authority permits wireless providers to seek a waiver of

55 the undergrounding requirements for the placement of a new utility pole to support small wireless  
56 facilities, which waivers shall be addressed in a nondiscriminatory manner.

57 (j) Subject to the provisions of this section, and except for facilities excluded from  
58 evaluation for effects on historic properties under 47 C.F.R. §1.1307(a)(4) of the FCC rules, an  
59 authority may require reasonable, technically feasible, nondiscriminatory and technologically  
60 neutral design or concealment measures in a historic district. Any such design or concealment  
61 measures may not have the effect of prohibiting any provider's technology; nor may any such  
62 measures be considered a part of the small wireless facility for purposes of the size restrictions  
63 in the definition of small wireless facility.

64 (k) The authority, in the exercise of its administration and regulation related to the  
65 management of the right-of-way, must be competitively neutral with regard to other wireless  
66 service providers who are users of the right-of-way, including that terms may not be unreasonable  
67 or discriminatory and may not violate any applicable law.

68 (l) The authority may require a wireless provider to repair all damage to the right-of-way  
69 directly caused by the activities of the wireless provider in the right-of-way and to return the right-  
70 of-way to its functional equivalence before the damage, as determined by the authority, pursuant  
71 to the competitively neutral, reasonable requirements and specifications of the authority. If the  
72 wireless provider fails to make the repairs required by the authority within a reasonable time after  
73 written notice, the authority may effect those repairs and charge the applicable party the  
74 reasonable, documented cost of such repairs.

75 (m) Nothing in this chapter shall be deemed to impose or otherwise affect any rights,  
76 controls, tariffs, or contractual obligations that may be established with regard to the utility poles,  
77 similar structures, or equipment of any type that are owned or controlled by an investor-owned  
78 electric utility whose rates are regulated by the public service commission of West Virginia or any  
79 such utility's affiliates, or by an independent transmission company.

**§31H-2-2. Permitting process for small wireless facilities.**

1           (a) The provisions of this section shall apply to the permitting of small wireless facilities by  
2 a wireless provider in or outside the right-of-way as specified in subsection (b) of this section and  
3 to the permitting of the installation, modification, and replacement of utility poles by a wireless  
4 provider inside the right-of-way.

5           (b) Small wireless facilities that meet the requirements of §31H-2-1(f) through (j) shall be  
6 classified as permitted uses and not subject to zoning review or approval if they are collocated  
7 (1) in the right-of-way in any zone or (2) outside the right-of-way in property not zoned exclusively  
8 for single family residential use.

9           (c) An authority may require an applicant to obtain one or more permits to collocate a small  
10 wireless facility that meets the requirements of §31H-2-1(f) through (j) or to install, modify or  
11 replace a utility pole that meets the requirements of §31H-2-1(f) through (j) and is associated with  
12 a small wireless facility, provided that the permits are of general applicability. An authority shall  
13 receive applications for, process, and issue permits subject to the following requirements:

14           (1) An authority may not directly or indirectly require an applicant to perform services  
15 unrelated to the collocation for which approval is sought, such as in-kind contributions to the  
16 authority, including reserving fiber, conduit, or pole space for the authority on the wireless  
17 provider's utility pole;

18           (2) An applicant may not be required to provide more information to obtain a permit than  
19 communications service providers that are not wireless providers, provided that an applicant may  
20 be required to include construction and engineering drawings and information demonstrating  
21 compliance with the criteria set forth in this subsection;

22           (3) An authority may not require the placement of small wireless facilities on any specific  
23 utility pole or category of poles or require multiple antenna systems on a single utility pole;

24           (4) An authority may not limit the placement of small wireless facilities by minimum  
25 separation distances;

26 (5) An authority may require an applicant to include an attestation that the small wireless  
27 facilities will be operational for use by a wireless services provider within one year after the permit  
28 issuance date, unless the authority and the applicant agree to extend this period or delay is  
29 caused by lack of commercial power or communications transport facilities to the site;

30 (6) Within 10 days of receiving an application, an authority must determine and notify the  
31 applicant in writing whether the application is complete. If an application is incomplete, an  
32 authority must specifically identify the missing information in writing. The processing deadlines in  
33 this subsection are tolled from the time the authority sends the notice of incompleteness to the  
34 time the applicant provides the missing information. That processing deadline also may be tolled  
35 by agreement of the applicant and the authority;

36 (7) An application shall be processed on a nondiscriminatory basis and deemed approved  
37 if the authority fails to approve or deny the application within 60 days of receipt of the application  
38 for a collocation of a small wireless facility and 90 days for an application for the installation,  
39 modification or replacement of a utility pole in the right-of-way;

40 (8) An authority may deny a proposed collocation of a small wireless facility or installation,  
41 modification or replacement of a utility pole that meets the requirements of this section only if the  
42 proposed application:

43 (A) Materially interferes with the safe operation of traffic control equipment;

44 (B) Materially interferes with sight lines or clear zones for transportation or pedestrians;

45 (C) Materially interferes with compliance with the Americans with Disabilities Act or similar  
46 federal or state standards regarding pedestrian access or movement;

47 (D) Fails to comply with reasonable and nondiscriminatory spacing requirements of  
48 general application adopted by ordinance that concern the location of ground-mounted equipment  
49 and new utility poles. Such spacing requirements may not prevent a wireless provider from  
50 serving any location;

51 (E) Fails to comply with applicable codes and generally applicable standards that are  
52 consistent with this chapter and adopted by an authority for construction and public safety in the  
53 rights-of-way, including reasonable and nondiscriminatory wiring and cabling requirements,  
54 grounding requirements, and abandonment and removal provisions;

55 (F) Fails to comply with applicable design guidelines adopted under §31H-2-1(f) of this  
56 code; or

57 (G) Fails to attest that a small wireless facility will comply with relevant Federal  
58 Communications Commission regulations concerning (i) radiofrequency emissions from radio  
59 transmitters and (ii) unacceptable interference with public safety spectrum, including compliance  
60 with the abatement and resolution procedures for interference with public safety spectrum  
61 established by the FCC set forth in 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672  
62 through 47 CFR 90.675.

63 (9) The authority must document the basis for a denial, including the specific code  
64 provisions on which the denial was based, and send the documentation to the applicant on or  
65 before the day the authority denies an application. The applicant may cure the deficiencies  
66 identified by the authority and resubmit the application within 30 days of the denial without paying  
67 an additional application fee. The authority shall approve or deny the revised application within  
68 30 days. Any subsequent review shall be limited to the deficiencies cited in the denial;

69 (10) An applicant seeking to collocate small wireless facilities within the jurisdiction of a  
70 single authority shall be allowed at the applicant's discretion to file a consolidated application and  
71 receive a single permit for the collocation of multiple small wireless facilities; the denial of one or  
72 more small wireless facilities in a consolidated application may not delay processing of any other  
73 small wireless facilities in the same batch;

74 (11) Installation or collocation for which a permit is granted pursuant to this section shall  
75 be completed within one year after the permit issuance date unless the authority and the applicant

76 agree to extend this period or a delay is caused by the lack of commercial power or  
77 communications facilities at the site. Approval of an application authorizes the applicant to:

78 (A) Undertake the installation or collocation; and

79 (B) Subject to applicable relocation requirements and the applicant's right to terminate at  
80 any time, operate and maintain the small wireless facilities and any associated utility pole installed  
81 by the wireless services provider covered by the permit for a period of not less than 10 years,  
82 which must be renewed for equivalent durations so long as they are in compliance with the criteria  
83 set forth in this subsection; and

84 (12) An authority may not institute, either expressly or de facto, a moratorium on filing,  
85 receiving, or processing applications or issuing permits or other approvals, if any, for the  
86 collocation of small wireless facilities or the installation, modification, or replacement of utility  
87 poles to support small wireless facilities.

88 (c) An authority may not require an application, approval, or permit, or require any fees or  
89 other charges, from a communications service provider authorized to occupy the right-of-way, for:

90 (1) routine maintenance; (2) the replacement of wireless facilities with wireless facilities that are  
91 substantially similar, the same size, or smaller; or (3) the installation, placement, maintenance,  
92 operation, or replacement of micro wireless facilities that are suspended on cables that are strung  
93 between existing utility poles in compliance with applicable safety codes. However, an authority  
94 may require a permit to work within a right-of-way for activities, if applicable.

**§31H-2-3. Access to authority utility poles; application and permit fees and rates for small wireless facilities.**

1 (a) An authority shall allow the collocation of small wireless facilities on authority utility  
2 poles within the right-of-way subject to the following:

3 (1) An authority may not enter into an exclusive arrangement with any person for the right  
4 to attach small wireless facilities to authority utility poles;

5           (2) The rates and fees for collocations on authority utility poles shall be nondiscriminatory  
6 regardless of the services provided by the collocating person;

7           (3) An authority may charge an annual recurring rate to collocate a small wireless facility  
8 on an authority utility pole that equals \$30 per year. An authority may adjust this rate ten percent  
9 every five years, rounded to the nearest five dollars. Nothing in this subdivision prohibits a wireless  
10 provider and an authority from mutually agreeing to an annual recurring rate of less than \$30 to  
11 collocate a small wireless facility on an authority utility pole;

12           (4) The rates, fees, and terms must be nondiscriminatory, competitively neutral, and  
13 commercially reasonable and must comply with this section;

14           (5) An authority shall provide a good faith estimate for any make-ready work necessary to  
15 enable the pole to support the requested collocation by a wireless provider, including pole  
16 replacement if necessary, within 60 days after receipt of a complete application. Make-ready work  
17 including any pole replacement shall be completed within 60 days of written acceptance of the  
18 good faith estimate by the applicant. An authority may require replacement of the authority utility  
19 pole only if it demonstrates that the collocation would make the authority utility pole structurally  
20 unsound; and

21           (6) The person owning, managing, or controlling the authority utility pole may not require  
22 more make-ready work than is required to meet applicable codes or industry standards. Fees for  
23 make-ready work may not include costs related to preexisting or prior damage or noncompliance.  
24 Fees for make-ready work including any pole replacement may not exceed the actual costs or the  
25 amount charged to other communications service providers for similar work and may not include  
26 any consultant fee or expense.

27           (b) For the purposes of a state-owned right-of-way maintained by the division, the  
28 commissioner shall propose rules for legislative approval, in accordance with the provisions of  
29 §29A-3-1 et seq. of this code, to implement the provisions of this article.

30           (c) Application fees are subject to the following requirements:

31 (1) An authority may not require a wireless provider to pay any rates, fees, or  
32 compensation to the authority or other person other than what is expressly authorized by this  
33 chapter;

34 (2) An authority may charge an application fee for collocation of small wireless facilities on  
35 an existing utility pole not to exceed \$200 each for the first five small wireless facilities in the same  
36 application and \$100 for each additional small wireless facility in the same application. An  
37 authority may adjust this fee ten percent every five years, rounded to the nearest five dollars;

38 (3) An authority may charge an application fee for the installation, modification or  
39 replacement of a utility pole, and the collocation of an associated small wireless facility that are  
40 permitted uses in accordance with the specifications in this chapter may not exceed \$250 per  
41 pole for access to the right-of-way. An authority may adjust this fee ten percent every five years,  
42 rounded to the nearest five dollars; and

43 (4) An authority may charge an application fee for the installation, modification or  
44 replacement of a utility pole and the collocation of an associated small wireless facility that is not  
45 a permitted use in accordance with the specifications in this chapter not to exceed \$1,000. An  
46 authority may adjust this fee ten percent every five years, rounded to the nearest five dollars.

**§31H-2-4. Local authority; miscellaneous provisions.**

1 (a) Nothing in this chapter may be construed to relieve any person from any requirement  
2 (1) to obtain a franchise or a state-issued authorization to offer cable television service, or (2) to  
3 obtain any required permission to install, place, maintain, or operate communications facilities,  
4 other than small wireless facilities subject to this chapter. The permitting procedures and  
5 authorizations set forth in this chapter apply only to the placement of small wireless facilities and  
6 utility poles, and do not authorize the installation or operation of a wireline backhaul facility.

7 (b) Subject to the provisions of this chapter and applicable federal law, an authority may  
8 continue to exercise zoning, land use, planning and permitting authority within its territorial  
9 boundaries with respect to wireless support structures and utility poles; no authority shall have or

10 exercise any jurisdiction or authority over the design, engineering, construction, installation, or  
11 operation of any small wireless facility located in an interior structure or upon the site of any  
12 campus, stadium, or athletic facility not owned or controlled by the authority, other than to comply  
13 with applicable codes; and an authority shall evaluate the structure classification for wireless  
14 support structures under the latest version of ANSI/TIA-222. Nothing in this chapter authorizes  
15 the state or any political subdivision, including an authority, to require wireless facility deployment  
16 or to regulate wireless services.

17 (c) An authority may adopt an ordinance that makes available to wireless providers rates,  
18 fees, and other terms that comply with the provisions of this chapter. Subject to the provisions of  
19 this section, in the absence of an ordinance that fully complies with this chapter and until such a  
20 compliant ordinance is adopted, if at all, wireless providers may install and operate small wireless  
21 facilities and utility poles under the requirements of this chapter. An authority and a wireless  
22 provider may enter into an agreement implementing the provisions of this chapter, but an authority  
23 may not require a wireless provider to enter into such an agreement.

24 (d) An agreement or ordinance that does not fully comply with this chapter may apply only  
25 to small wireless facilities and utility poles that became operational or were installed before the  
26 effective date of this chapter. Such an agreement or ordinance may not be renewed, or extended,  
27 unless it is modified to fully comply with this chapter. An agreement or ordinance that applies to  
28 small wireless facilities and utility poles that became operational or were constructed before the  
29 effective date of this chapter is invalid and unenforceable beginning on the 181st day after the  
30 effective date of this chapter unless it fully complies with this chapter. If an agreement or ordinance  
31 is invalid in accordance with this subsection (d), in the absence of an agreement or ordinance that  
32 fully complies with this chapter and until such a compliant agreement or ordinance is entered or  
33 adopted, small wireless facilities and utility poles that become operational or were constructed  
34 before the effective date of this chapter may remain installed and be operated under the  
35 requirements of this chapter.

36 (e) An agreement or ordinance that applies to small wireless facilities and utility poles that  
37 become operational on or after the effective date of this chapter is invalid and unenforceable  
38 beginning on the effective date of this chapter unless it fully complies with this chapter. If an  
39 agreement or ordinance is invalid in accordance with this subsection (e), in the absence of an  
40 agreement or ordinance that fully complies with this chapter and until such a compliant agreement  
41 or ordinance is entered or adopted, small wireless facilities and utility poles may be installed and  
42 operated in the right of way or become operational under the requirements of this chapter.

43 (f) Any wireless provider who owns or operates small wireless facilities or utility poles in  
44 the right-of-way shall indemnify, protect, defend, and hold the authority and its elected officials,  
45 officers, employees, agents, and volunteers harmless against any and all claims, lawsuits,  
46 judgments, costs, liens, losses, expenses, fees to include reasonable attorney fees and costs of  
47 defense, proceedings, actions, demands, causes of action, liability and suits of any kind and  
48 nature, including personal or bodily injury or death, property damage or other harm for which  
49 recovery of damages is sought, to the extent that it is caused by the negligence of the wireless  
50 provider who owns or operates small wireless facilities or utility poles in the right-of-way, any  
51 agent, officer, director, representative, employee, affiliate, or subcontractor of the wireless  
52 provider, or their respective officers, agents, employees, directors, or representatives while  
53 installing, repairing, or maintaining facilities in right-of-way.

54 (g) Except for a wireless provider with an existing franchise to occupy and operate in the  
55 rights-of-way, during the period in which the wireless provider's facilities are located on the  
56 authority improvements or rights-of-way, the authority may require the wireless provider to carry,  
57 at the wireless provider's own cost and expense, the following insurance: (i) property insurance  
58 for its property's replacement cost against all risks; (ii) workers' compensation insurance, as  
59 required by law; or (iii) commercial general liability insurance with respect to its activities on the  
60 authority improvements or rights-of-way to afford minimum protection limits consistent with its  
61 requirements of other users of authority improvements or rights-of-way, including coverage for

62 bodily injury and property damage. An authority may require a wireless provider to include the  
63 authority as an additional insured on the commercial general liability policy and provide  
64 certification and documentation of inclusion of the authority in a commercial general liability policy  
65 as reasonably required by the authority. A wireless provider may self-insure all or a portion of the  
66 insurance coverage and limit requirements required by an authority. A wireless provider that self-  
67 insures is not required, to the extent of the self-insurance, to comply with the requirement for the  
68 naming of additional insureds under this section. A wireless provider that elects to self-insure shall  
69 provide to the authority evidence sufficient to demonstrate its financial ability to self-insure the  
70 insurance coverage and limits required by the authority.

71 (h) An authority may impose reasonable and nondiscriminatory requirements for bonds,  
72 escrow deposits, letters of credit, or any other type of financial surety to ensure removal of  
73 abandoned or unused wireless facilities or damage to the right-of-way or authority property  
74 caused by the wireless provider or its agent.