

Department of Legislative Services  
Maryland General Assembly  
2013 Session

FISCAL AND POLICY NOTE

House Bill 466

(Delegate Otto)

Environmental Matters

Education, Health, and Environmental Affairs

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Somerset County - Sale of Small Boat Harbor Dock

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This bill authorizes the Somerset County Commissioners to sell the property known as the Small Boat Harbor Dock to the City of Crisfield at a private sale under any terms the county commissioners consider appropriate.

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Fiscal Summary

**State Effect:** None.

**Local Effect:** Potential minimal revenue impact on Somerset County and potential minimal expenditure impact on the City of Crisfield from the sale and purchase of the Small Boat Harbor Dock.

**Small Business Effect:** None.

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Analysis

**Current Law/Background:** With specified exceptions, the county commissioners of every county may sell at public sale any property when no longer needed for public use. In Somerset County, the county commissioners may sell any interest in surplus property held by the county by acceptance of sealed bids solicited by advertisement. If the highest bid fails to yield a reasonable price for the property, the county commissioners can reject all bids. If all bids are rejected, the county commissioners may proceed to sell the property by re-advertising for sealed bids or through public auction.

In a number of counties, including Somerset, the county commissioners may negotiate the sale of real property owned by the county school board with any governmental body

or agency in the county if the property is deemed no longer needed. The sale can be completed without advertising after three independent appraisals have been obtained.

The Somerset County Commissioners have been authorized to sell specified properties under terms deemed appropriate by the county commissioners, without public sale.

- Chapter 313 of 2007 (SB 180) authorized the sale of a property known as Whittington Elementary School to Shore Up Inc.
- Chapter 386 of 2007 (HB 254) authorized the county to sell four properties to the City of Crisfield.
- Chapter 67 of 2008 (HB 325) authorized the county commissioners to sell any county road without a public sale when it is no longer needed for public use.
- Chapter 44 of 2008 (HB 132) specifically authorized the county commissioners to sell Charlie Swift Road.
- Chapter 545 of 2011 (HB 675) authorized the Somerset County Commissioners to sell the following properties to the City of Crisfield at a private sale, under terms considered appropriate by the county commissioners: (1) a specified property located at County Tax Map 101, Grid 8, Parcel 335, Account #07-113854; (2) a specified portion of the roadway known as Wellington Road; and (3) the property known as the County Boat Ramp.

**Local Fiscal Effect:** The Somerset County Commissioners and the City of Crisfield have proposed a \$1 sales price for the Small Harbor Boat Dock. The City of Crisfield advises that there are no other proposed expenditures in the coming fiscal year for the dock other than basic maintenance to keep the dock clean and functional. These expenditures are assumed to be minimal based on Somerset County experience.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** SB 155 (Senator Mathias) - Education, Health, and Environmental Affairs.

**Information Source(s):** Somerset County, City of Crisfield, Department of Legislative Services

**Fiscal Note History:** First Reader - February 1, 2013  
ncs/hlb

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