

**Department of Legislative Services**  
Maryland General Assembly  
2019 Session

**FISCAL AND POLICY NOTE**  
**First Reader**

Senate Bill 468 (Senators Pinsky and Rosapepe)  
Education, Health, and Environmental Affairs

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**Board of Public Works - Exchange of State Real Property - Limitation**

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This emergency bill prohibits the exchange of real property owned by the State to the United States government if the purpose is to acquire control of federal land on which to build a professional football stadium.

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**Fiscal Summary**

**State Effect:** The bill is procedural in nature and has no material effect on State governmental operations or finances.

**Local Effect:** The bill has no direct effect on local governmental operations or finances.

**Small Business Effect:** None.

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**Analysis**

**Current Law:** In general, any real or personal property owned by the State or a unit of State government may be sold, leased, transferred, exchanged, granted, or otherwise disposed of to:

- any person, the federal government or any of its units, or any unit of State government for consideration that the Board of Public Works (BPW) deems adequate; or
- any county or municipal corporation in the State, subject to conditions imposed by BPW.

For specified preserved and protected land and State-owned real or personal property funded by the General Assembly that has an appraised value of more than \$100,000, BPW may not approve the sale, transfer, exchange, or grant of property until (1) the Department of General Services or Department of Natural Resources submits two independent appraisals of the property that meet specified conditions; (2) specified information is provided to the Legislative Policy Committee (LPC) and the budget committees; and (3) 45 days have passed since the property was declared surplus and the information was provided to the General Assembly. Within 45 days, LPC must review the information and either approve the transaction or refer it to the full General Assembly and notify BPW of the referral. If LPC takes no action within 45 days, the disposition of property is deemed to be approved.

**Background:** In 2017, the Governor signed a memorandum of understanding with the U.S. Department of the Interior for a potential land swap in which the State would acquire federal property in Oxon Cove Park in Prince George’s County in exchange for about 2,400 acres of State-owned property along the Appalachian Trail in Frederick and Washington counties. When the potential exchange became public in December 2018, the Hogan Administration announced that a potential use for the land in Prince George’s County was the construction of a new stadium for the Washington Redskins.

However, on February 12, 2019, various media organizations quoted a spokesperson for the Governor as saying that the State was no longer interested in using the land for a football stadium, but that it would continue to pursue the exchange for economic development purposes.

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### Additional Information

**Prior Introductions:** None.

**Cross File:** HB 1092 (Delegate Ivey) - Appropriations.

**Information Source(s):** Department of Commerce; Department of General Services; Board of Public Works; Maryland Stadium Authority; *Baltimore Sun*; Department of Legislative Services

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