

Department of Legislative Services
Maryland General Assembly
2024 Session

FISCAL AND POLICY NOTE
Third Reader

Senate Bill 763

(Senator Carozza)

Budget and Taxation

Environment and Transportation

Somerset County – Sale of Property – Revells Neck Road

This bill authorizes the Somerset County Commissioners to sell the property on Revells Neck Road, County Tax Map 32, Parcel 149 under terms considered appropriate by the county commissioners. **The bill takes effect July 1, 2024.**

Fiscal Summary

State Effect: None.

Local Effect: The bill would not materially affect the operations or finances of Somerset County.

Small Business Effect: None.

Analysis

Current Law: Generally, the Somerset County Commissioners may sell any interest in county surplus property by acceptance of sealed bids solicited by advertisement. The county commissioners must publish an invitation for bids at least twice in a newspaper of general circulation in the county between 10 and 90 days before the date set for opening bids. The county commissioners must open the bids in public and may act on the bids only during a public session. 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 must record the highest bid in the minutes of its public session and may proceed to sell the property by re-advertising for sealed bids, through public auction or, if the property is surplus school property, as specified.

The Somerset County Commissioners may also negotiate the sale of real property owned by the county school board with any governmental body located in the county. The sale can be completed without advertising after three independent appraisals have been obtained.

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

- Chapter 313 of 2007 authorized the sale of a property known as Whittington Elementary School to Shore Up Inc.
- Chapter 386 of 2007 authorized the county to sell four properties to the City of Crisfield.
- Chapters 544 and 545 of 2011 authorized the county to sell, at a private sale, three properties to the City of Crisfield.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: HB 977 (Delegate Otto) - Environment and Transportation.

Information Source(s): Somerset County; Department of Legislative Services

Fiscal Note History: First Reader - February 18, 2024
rh/tso Third Reader - March 15, 2024

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