

SENATE BILL 763

L2

4lr2723
CF HB 977

By: **Senator Carozza**

Introduced and read first time: February 1, 2024

Assigned to: Budget and Taxation

Committee Report: Favorable

Senate action: Adopted

Read second time: February 26, 2024

CHAPTER _____

1 AN ACT concerning

2 **Somerset County – Sale of Property – Revells Neck Road**

3 FOR the purpose of authorizing the County Commissioners of Somerset County to sell
4 certain property on Revells Neck Road under terms the county commissioners
5 consider appropriate; and generally relating to the sale of county property in
6 Somerset County.

7 BY repealing and reenacting, with amendments,

8 Article – Local Government

9 Section 12–411

10 Annotated Code of Maryland

11 (2013 Volume and 2023 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

13 That the Laws of Maryland read as follows:

14 **Article – Local Government**

15 12–411.

16 (a) (1) Notwithstanding any other provision of law, the County Commissioners
17 of Somerset County may enter into a lease purchase agreement and related financing
18 agreements to obtain property for a public purpose in the county.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (2) The county commissioners shall solicit bids in at least two newspapers
2 of general circulation in the county before entering into a lease purchase agreement.

3 (3) If the county commissioners enter into a multiyear lease purchase
4 agreement or related financing agreement, the agreement shall be subject to cancellation
5 by the county commissioners at the end of a fiscal year if sufficient money is not
6 appropriated to fund the agreement in the subsequent fiscal year.

7 (b) (1) The County Commissioners of Somerset County may sell any interest
8 in county surplus property by soliciting and accepting sealed bids.

9 (2) The county commissioners shall publish an invitation for bids at least
10 twice in a newspaper of general circulation in the county between 10 and 90 days, inclusive,
11 before the date set for opening bids.

12 (3) The county commissioners:

13 (i) shall open the bids in public; and

14 (ii) may act on the bids only during a public session of the county
15 commissioners.

16 (4) The county commissioners may reject all bids on the property if the
17 county commissioners determine that the highest bid does not yield a reasonable price.

18 (5) If the county commissioners reject all bids, the county commissioners:

19 (i) shall record the highest bid in the minutes of the public session;
20 and

21 (ii) may sell the property:

22 1. by republishing an invitation for sealed bids;

23 2. by public auction; or

24 3. if the property is surplus school property, in accordance
25 with subsection (c) of this section.

26 (6) The county commissioners shall adopt an ordinance or resolution to
27 govern the sale of property under this subsection.

28 (c) The County Commissioners of Somerset County may sell to a government unit
29 located in the county surplus school board real property:

30 (1) without advertising the property for sale; and

1 (2) after obtaining three independent appraisals.

2 (d) (1) The provisions of this subtitle do not apply to a sale of property under
3 this subsection.

4 (2) The County Commissioners of Somerset County may sell the
5 approximately 4.02 acres of property at county Tax Map 103, Grid 8, Parcel 1467 (known
6 as Whittington Elementary School) to Shore Up Inc., under terms considered appropriate
7 by the county commissioners.

8 (3) The county commissioners may sell the following property to the City
9 of Crisfield under terms considered appropriate by the county commissioners:

10 (i) 7 North First Street, Tax Map 101, Grid 22, Parcel 757 (.073
11 acres);

12 (ii) 320–322 Locust Street, Tax Map 101, Grid 21, Parcel 810 (.158
13 acres);

14 (iii) 304 Tyler Street, Tax Map 102, Grid 11, Parcel 616 (.146 acres);
15 and

16 (iv) 15 West Main Street, Tax Map 103, Grid 1, Parcel 1373 (.386
17 acres).

18 (4) **THE COUNTY COMMISSIONERS OF SOMERSET COUNTY MAY SELL**
19 **THE PROPERTY ON REVELLS NECK ROAD, COUNTY TAX MAP 32, PARCEL 149**
20 **UNDER TERMS CONSIDERED APPROPRIATE BY THE COUNTY COMMISSIONERS.**

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
22 1, 2024.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.