

# SENATE BILL 763

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CF 4lr2721

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By: **Senator Carozza**

Introduced and read first time: February 1, 2024

Assigned to: Budget and Taxation

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## A BILL ENTITLED

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.

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

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

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

6 (3) The county commissioners:

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

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

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

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

13 (i) shall record the highest bid in the minutes of the public session;  
14 and

15 (ii) may sell the property:

16 1. by republishing an invitation for sealed bids;

17 2. by public auction; or

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

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

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

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

25 (2) after obtaining three independent appraisals.

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

28 (2) The County Commissioners of Somerset County may sell the  
29 approximately 4.02 acres of property at county Tax Map 103, Grid 8, Parcel 1467 (known

1 as Whittington Elementary School) to Shore Up Inc., under terms considered appropriate  
2 by the county commissioners.

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

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

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

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

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

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

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
17 1, 2024.