

Department of Legislative Services
Maryland General Assembly
1999 Session

FISCAL NOTE

House Bill 384 (Charles County Delegation)

Commerce and Government Matters

**Charles County - Sale or Disposition of Surplus Real Property - Economic
Development Efforts**

This bill authorizes the Board of County Commissioners of Charles County to transfer by public or private sale any interest in real property if the property is no longer needed for a public purpose and the transfer would contribute to economic development. Under current law the commissioners are required to hold a public sale in which surplus property is transferred to the highest bidder.

Fiscal Summary

State Effect: Potential minimal. To the extent this legislation spurs employment and economic development, tax revenues could increase.

Local Effect: Indeterminate impact on Charles County revenues. No effect on expenditures.

Small Business Effect: Potential minimal.

Fiscal Analysis

Local Effect: The bill would allow the Board of County Commissioners of Charles County to use economic development as a basis for the sale of surplus property instead of the highest purchase offer. Revenues could decrease in the short term if properties are sold below the highest possible price at auction. To the extent that the sale of surplus property spurs economic development in the county, revenues could increase due to additional income and property tax revenue. Any increase in revenue would depend upon the number of properties sold and the types of business that developed properties.

Information Source(s): Charles County, Department of Legislative Services

Fiscal Note History: First Reader - February 22, 1999

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