

Department of Legislative Services
Maryland General Assembly
2007 Session

FISCAL AND POLICY NOTE

House Bill 602

(St. Mary's County Delegation)

Environmental Matters

Education, Health, and Environmental
Affairs

St. Mary's County - Real Property - Transfer

This bill authorizes the St. Mary's County Commissioners to transfer any surplus county real property to a private nonprofit organization or to the county's housing authority. The bill requires a public hearing on the transfer, topics of consideration, as well as notification procedures which must include an appraisal of the property's value.

Fiscal Summary

State Effect: None.

Local Effect: Potential minimal revenue decrease in St. Mary's County. Expenditures would not be affected.

Small Business Effect: None.

Analysis

Current Law: Generally, the county commissioners of every county may: (1) acquire by purchase, gift, devise, bequest, or condemnation, any property or interest needed for any public purpose; (2) erect buildings on the land for the benefit of the county; (3) sell at public sale any property no longer needed; and (4) provide for the financing of any housing or housing project in whole or in part upon the property.

In addition to the authority described above, the St. Mary's County Commissioners may sell (at a public or private sale) any real property owned by the board, if it determines that

the property is surplus and the procedures of the county commissioners provide for adequate notice and a hearing on the sale.

Background: The bill contains provisions that are similar to those already in effect for Charles County, where the county commissioners may transfer surplus county real property to a nonprofit organization or to the county's housing commission. Statute contains requirements regarding a public hearing, topics of consideration, and notification of the hearing including an appraisal of the property's value.

Local Fiscal Effect: If the St. Mary's County Commissioners transfer a property under the bill, revenues would decrease to the extent that the property could have been sold at public or private sale. Any such impact is expected to be minimal.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): St. Mary's County, Department of Legislative Services

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ncs/hlb

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