

Department of Legislative Services
Maryland General Assembly
2007 Session

FISCAL AND POLICY NOTE

House Bill 254

(Delegate Elmore)

Environmental Matters

Education, Health, and Environmental
Affairs

Somerset County - Sale of Property to City of Crisfield

This bill authorizes Somerset County to sell four properties specified in the bill to the City of Crisfield under terms deemed appropriate by the Somerset County Commissioners.

Fiscal Summary

State Effect: None.

Local Effect: Minimal revenue impact on Somerset County and the City of Crisfield. Local expenditures should not be materially 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; and (3) sell at public sale any property no longer needed. In Somerset County, the county commissioners may sell any interest in surplus property through a sealed bid process. If the county commissioners determine that the highest bid fails to yield a reasonable price for the property, the county commissioners may reject all bids.

Local Fiscal Effect: Somerset County foreclosed on the four properties and attempted to sell them at a tax sale in 2006 but no one purchased the properties. The City of Crisfield has expressed interest in purchasing the properties and reselling them in order to recoup approximately \$18,000 that was spent to demolish derelict structures on the properties. Pursuant to this legislation, Somerset County will be able to sell the four properties to the city under terms deemed appropriate to the county, which may result in a sale price below the fair market appraisal. It is assumed that the revenue impact on the two jurisdictions would be minimal.

Additional Information

Prior Introductions: None.

Cross File: SB 372 (Senator Stolfus) – Education, Health, and Environmental Affairs.

Information Source(s): City of Crisfield, Somerset County, Department of Legislative Services

Fiscal Note History: First Reader - February 22, 2007
ncs/hlb

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