

HOUSE BILL 1215

C6, P1, L2

6lr2964
CF SB 565

By: **Delegates Stonko, Bouchat, Rose, and Tomlinson**

Introduced and read first time: February 11, 2026

Assigned to: Government, Labor, and Elections

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Stadium Authority – Sale of Shamrock Farms to Carroll County**

3 FOR the purpose of prohibiting the Maryland Stadium Authority from selling, transferring,
4 or disposing of Shamrock Farms except under certain conditions; authorizing the
5 County Commissioners of Carroll County to purchase Shamrock Farms on or before
6 a certain date subject to certain terms, conditions, and notice requirements; and
7 generally relating to the sale of Shamrock Farms.

8 BY repealing and reenacting, with amendments,

9 Article – Economic Development

10 Section 10–613(a)(7)

11 Annotated Code of Maryland

12 (2024 Replacement Volume and 2025 Supplement)

13 BY adding to

14 Article – Economic Development

15 Section 10–615(c)

16 Annotated Code of Maryland

17 (2024 Replacement Volume and 2025 Supplement)

18 BY repealing and reenacting, without amendments,

19 Article – Local Government

20 Section 12–404(a)

21 Annotated Code of Maryland

22 (2013 Volume and 2025 Supplement)

23 BY adding to

24 Article – Local Government

25 Section 12–404(e)

26 Annotated Code of Maryland

27 (2013 Volume and 2025 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY repealing and reenacting, without amendments,
2 Article – State Finance and Procurement
3 Section 10–305(a)
4 Annotated Code of Maryland
5 (2021 Replacement Volume and 2025 Supplement)

6 BY repealing and reenacting, with amendments,
7 Article – State Finance and Procurement
8 Section 10–305(b)(1)
9 Annotated Code of Maryland
10 (2021 Replacement Volume and 2025 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
12 That the Laws of Maryland read as follows:

13 **Article – Economic Development**

14 10–613.

15 (a) The Authority may:

16 (7) subject to [§ 10–620] §§ 10–615 AND 10–620 of this subtitle, acquire,
17 lease as landlord or tenant, hold, encumber, or dispose of property;

18 10–615.

19 (c) (1) IN THIS SUBSECTION, “SHAMROCK FARMS” HAS THE MEANING
20 STATED IN § 12–404(E) OF THE LOCAL GOVERNMENT ARTICLE.

21 (2) EXCEPT AS PROVIDED IN § 12–404(E) OF THE LOCAL
22 GOVERNMENT ARTICLE, THE AUTHORITY MAY NOT SELL, TRANSFER, OR
23 OTHERWISE DISPOSE OF SHAMROCK FARMS.

24 **Article – Local Government**

25 12–404.

26 (a) Except for the procurement of an option to purchase real property, the County
27 Commissioners of Carroll County or a public agency of the county may not take final action
28 to purchase real property unless:

29 (1) the action is taken at a public meeting; and

1 (2) if the consideration for the property is \$7,000 or more, the county
2 commissioners or public agency have given public notice of the intent to purchase the real
3 property at least 15 calendar days before the meeting.

4 (E) (1) IN THIS SUBSECTION, "SHAMROCK FARMS" MEANS THE REAL
5 PROPERTY THAT THE BOARD OF PUBLIC WORKS APPROVED THE PURCHASE OF ON
6 MAY 7, 2025, LOCATED AT 4926 WOODBINE ROAD, WOODBINE, MARYLAND 21797.

7 (2) IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SUBSECTION,
8 THE COUNTY COMMISSIONERS OF CARROLL COUNTY MAY PURCHASE AND THE
9 MARYLAND STADIUM AUTHORITY SHALL SELL TO THE COUNTY SHAMROCK FARMS
10 FOR \$4,480,000, INCREASED BY A REASONABLE AMOUNT FOR INFLATION AS
11 DETERMINED BY THE BOARD OF PUBLIC WORKS AND LESS ANY AMOUNT THAT
12 CARROLL COUNTY CONTRIBUTED TO THE STATE'S PURCHASE.

13 (3) ON OR BEFORE JULY 1, 2029, THE COUNTY COMMISSIONERS OF
14 CARROLL COUNTY SHALL NOTIFY THE MARYLAND STADIUM AUTHORITY OF THE
15 COUNTY'S INTENT TO PURCHASE SHAMROCK FARMS.

16 (4) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, TO PAY FOR
17 THE PURCHASE AUTHORIZED UNDER THIS SUBSECTION THE COUNTY
18 COMMISSIONERS OF CARROLL COUNTY MAY:

19 (I) USE THE COUNTY'S GENERAL FUND; AND

20 (II) ACCEPT DONATIONS FROM ANY SOURCE.

21 (5) THE COUNTY COMMISSIONERS OF CARROLL COUNTY MAY PAY
22 FOR THE PURCHASE AUTHORIZED UNDER THIS SUBSECTION IN EQUAL ANNUAL
23 INSTALLMENTS OVER 5 YEARS.

24 (6) IF SHAMROCK FARMS IS TRANSFERRED TO CARROLL COUNTY,
25 ON THE TRANSFER ALL RIGHTS AND AUTHORITY OVER SHAMROCK FARMS,
26 INCLUDING ANY ZONING AUTHORITY, TRANSFER TO CARROLL COUNTY.

27 Article – State Finance and Procurement

28 10–305.

29 (a) Subject to subsections (b) and (c) of this section, any real or personal property
30 of the State or a unit of the State government may be sold, leased, transferred, exchanged,
31 granted, or otherwise disposed of:

1 (1) to any person, to the United States or any of its units, or to any unit of
2 the State government, for a consideration the Board decides is adequate; or

3 (2) to any county or municipal corporation in the State subject to any
4 conditions the Board imposes.

5 (b) (1) (i) Except as provided under subparagraph (ii) of this paragraph,
6 this subsection applies to the sale, transfer, grant, or exchange of:

7 1. real property identified under § 5–310(c)(1) of this article;
8 and

9 2. State-owned real or personal property, funded in
10 accordance with an appropriation act of the General Assembly, that has an appraised value
11 over \$100,000.

12 (ii) This subsection does not apply to the following dispositions of
13 property identified in subparagraph (i) of this paragraph:

14 1. leasing the property;

15 2. the sale, transfer, grant, or exchange of a corrective or
16 access easement on the property; [or]

17 3. an exchange by the Department of Natural Resources
18 under § 1–109(e)(3) of the Natural Resources Article; OR

19 4. **THE SALE OF PROPERTY IN ACCORDANCE WITH §**
20 **12–404(E) OF THE LOCAL GOVERNMENT ARTICLE.**

21 SECTION 2. AND BE IT FURTHER ENACTED, That:

22 (a) In this section, “Shamrock Farms” has the meaning stated in § 12–404(e) of
23 the Local Government Article, as enacted by Section 1 of this Act.

24 (b) If the County Commissioners of Carroll County do not provide notice on or
25 before July 1, 2029, to the Maryland Stadium Authority of the county’s intent to purchase
26 Shamrock Farms in accordance with § 12–404 of the Local Government Article, as enacted
27 by Section 1 of this Act, Section 1 of this Act, with no further action required by the General
28 Assembly, shall be abrogated and of no further force and effect.

29 (c) The Maryland Stadium Authority shall notify the Department of Legislative
30 Services within 15 days after:

31 (1) receiving the notice described under subsection (b) of this section from
32 the County Commissioners of Carroll County of the county’s intent to purchase Shamrock
33 Farms; or

1 (2) the failure of the County Commissioners of Carroll County to provide
2 the notice described under subsection (b) of this section of the county's intent to purchase
3 Shamrock Farms.

4 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July
5 1, 2026.