

SENATE BILL 565

C6, P1, L2

6lr3111
CF 6lr2964

By: **Senators Ready and West**

Introduced and read first time: February 4, 2026

Assigned to: Budget and Taxation

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.



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

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

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

Article – Economic Development

10–613.

(a) The Authority may:

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

10–615.

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

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

Article – Local Government

12–404.

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

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

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

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

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

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

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

(I) USE THE COUNTY’S GENERAL FUND; AND

(II) ACCEPT DONATIONS FROM ANY SOURCE.

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

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

Article – State Finance and Procurement

10–305.

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

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

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

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

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

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

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

1. leasing the property;

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

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

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

SECTION 2. AND BE IT FURTHER ENACTED, That:

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

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

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

(1) receiving the notice described under subsection (b) of this section from the County Commissioners of Carroll County of the county’s intent to purchase Shamrock 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.