

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003**

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SENATE BILL 1370

Short Title: Goldsboro Surplus Lot Disposition.

(Local)

Sponsors: Senator Kerr.

Referred to: State Government, Local Government, and Veterans' Affairs.

May 27, 2004

A BILL TO BE ENTITLED

AN ACT TO CHANGE THE PROCEDURE FOR DISPOSAL OF SURPLUS
STANDARD AND SUBSTANDARD LOTS BY THE CITY OF GOLDSBORO.

The General Assembly of North Carolina enacts:

SECTION 1.(a) Notwithstanding the provisions of Article 12 of Chapter 160A of the General Statutes, the following procedures may be utilized by the City of Goldsboro relative to the sale of surplus real property.

SECTION 1.(b) Substandard surplus real property may be disposed of under the following procedures:

- (1) The City Clerk will notify the Planning and Community Development Department of receipt of substandard surplus property.
- (2) The Planning and Community Development Department will identify all contiguous property owners.
- (3) The Planning and Community Development Department will determine if any of the adjoining parcels are substandard.
- (4) If only one of the adjacent lots is substandard, the owner of that lot will be deeded the City's surplus lot if the owner so desires.
- (5) If more than one adjoining parcel to the surplus property is substandard, the Planning and Community Development Department will contact these property owners to determine their interest in receiving the substandard lot. If more than one adjoining property owner expresses interest in the substandard lot, the property will be divided in order to create two standard adjoining lots.
- (6) If dividing the substandard lot among adjoining property owners does not create two standard lots, ownership of the entire lot will be awarded to the highest contiguous bidder as a result of a sealed bid process.
- (7) If the property adjacent to a substandard lot is standard in nature, the property will be divided among the adjoining property owners. If only

1 one adjoining standard property owner shows interest in the standard
2 lot, full property ownership will be awarded to this owner.

3 **SECTION 1.(c)** Standard surplus real property may be disposed of under the
4 following procedures:

5 (1) The City Clerk will notify the Planning and Community Development
6 Department of receipt of standard real surplus property.

7 (2) The Planning and Community Development Department will identify
8 all contiguous property owners.

9 (3) The Planning and Community Development Department will
10 determine if any of the adjoining parcels are substandard.

11 (4) If a substandard lot adjoins a standard City surplus lot and the property
12 owner is willing to pay fifty percent (50%) of the tax value of the
13 surplus lot, this lot will be sold to the owner of the substandard lot at
14 this price without further attempt to secure bidders.

15 (5) If more than one adjoining property is substandard and both property
16 owners are willing to share the minimum asking price of fifty percent
17 (50%) of the total property tax value, the lot in question will then be
18 subdivided between the two adjoining property owners of substandard
19 lots without soliciting further bids.

20 (6) When all adjacent lots are standard in nature, the Finance Department
21 will conduct the sale of the standard surplus lot. Standard surplus lots
22 will be offered for sale under the "Negotiated Offer, Advertisement
23 and Upset Bid" procedure. The minimum sale price will be set at fifty
24 percent (50%) of the property's tax value.

25 **SECTION 2.** When selling standard properties, the City of Goldsboro will at
26 a minimum:

27 (1) Notify the adjacent property owners of persons who have bid on
28 surplus property in the past and real estate firms.

29 (2) A "For Sale" sign will be placed upon the property and a nonlegal
30 advertisement will be printed in the local newspaper. Public service
31 advertisements will be broadcast on local radio and cable television.
32 Information will also be placed on the City of Goldsboro's on-hold
33 telephone message recording and on the City's Web site.

34 **SECTION 3.** The City of Goldsboro will contact the County of Wayne for
35 their concurrence prior to beginning the sale of substandard and standard lots jointly
36 owned by both governmental entities.

37 **SECTION 4.** This act becomes effective July 1, 2004.