

6465

I N S E N A T E

January 27, 2014

Introduced by Sen. FLANAGAN -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

AN ACT to amend the public lands law, in relation to making surplus state-owned real property available to municipalities and counties

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. Subdivision 1 of section 33 of the public lands law, as
2 amended by chapter 360 of the laws of 1983, is amended to read as
3 follows:
4 1. (A) PRIOR TO THE PUBLIC SALE OF UNAPPROPRIATED STATE LAND, THE
5 OFFICE OF GENERAL SERVICES MUST FIRST OFFER TO SELL SUCH LAND FOR FAIR
6 MARKET VALUE TO THE MUNICIPALITY IN WHICH IT IS LOCATED. THE GOVERNING
7 BODY OF SUCH MUNICIPALITY SHALL HAVE FORTY-FIVE DAYS IN WHICH TO ADVISE
8 THE COMMISSIONER OF GENERAL SERVICES WHETHER OR NOT IT WISHES TO ACQUIRE
9 SUCH UNAPPROPRIATED STATE LAND FOR A PUBLIC PURPOSE. IF IT WISHES TO
10 ACQUIRE SUCH UNAPPROPRIATED STATE LAND, SUCH MUNICIPALITY SHALL HAVE
11 SIXTY DAYS FROM SO NOTIFYING THE COMMISSIONER IN WHICH TO CONCLUDE THE
12 NEGOTIATION OF THE SALE. IF THE MUNICIPALITY NOTIFIES THE COMMISSIONER
13 THAT IT DOES NOT WISH TO ACQUIRE SUCH UNAPPROPRIATED STATE LAND, OR IF
14 THE NEGOTIATION FOR THE SALE THEREOF IS NOT CONCLUDED WITHIN THE SIXTY
15 DAY PERIOD PROVIDED THEREFOR, THE COMMISSIONER SHALL OFFER SUCH UNAPPRO-
16 PRIATED STATE LAND FOR SALE TO THE COUNTY (EXCEPT A COUNTY WHOLLY
17 CONTAINED WITHIN A CITY) IN WHICH SUCH UNAPPROPRIATED STATE LAND IS
18 LOCATED. THE GOVERNING BODY OF SUCH COUNTY SHALL HAVE FORTY-FIVE DAYS IN
19 WHICH TO ADVISE THE COMMISSIONER WHETHER OR NOT IT WISHES TO ACQUIRE
20 SUCH UNAPPROPRIATED STATE LAND FOR A PUBLIC PURPOSE. IF IT WISHES TO
21 ACQUIRE SUCH UNAPPROPRIATED STATE LAND, THE COUNTY SHALL HAVE SIXTY DAYS
22 FROM SO NOTIFYING THE COMMISSIONER IN WHICH TO CONCLUDE THE NEGOTIATION
23 OF THE SALE. IF SUCH UNAPPROPRIATED STATE LAND IS NOT TO BE SOLD TO A
24 MUNICIPALITY OR COUNTY FOR A PUBLIC PURPOSE AS PROVIDED IN THIS PARA-
25 GRAPH, SUCH UNAPPROPRIATED STATE LAND MAY BE DISPOSED OF PURSUANT TO
26 PARAGRAPH (B) OF THIS SUBDIVISION. FOR THE PURPOSES OF THIS SECTION
27 "MUNICIPALITY" SHALL MEAN A CITY, TOWN, OR VILLAGE.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets
[] is old law to be omitted.

LBD04516-04-4

1 (B) The commissioner of general services may, from time to time, sell
2 unappropriated state lands at public auction or by sealed bids in such
3 parcels as he deems for the best interests of the state. Previous to
4 every sale, he shall fix the lowest sum at which each lot may be sold,
5 and shall designate at least one newspaper in the county where the lands
6 to be sold are situated, in which the commissioner shall cause notice of
7 the time, place and description of sale to be published, at least once a
8 week for four weeks, successively, before the sale. Such notice need not
9 be published in any other paper or papers, and any statute requiring
10 additional publication of notices or advertisements by state officers or
11 a department, board, bureau or commission of the state shall not apply
12 to such notice. The commissioner may designate a representative of his
13 office to conduct such sale. All such sales shall be held at the county
14 seat of the county where the property is situated, unless otherwise
15 directed by the commissioner.

16 Upon such sales of unappropriated state land to a purchaser procured
17 by any licensed real estate broker and the payment of the purchase price
18 in the amount offered by such broker in behalf of the purchaser, the
19 commissioner of general services is authorized to pay, subject to such
20 terms and conditions as the commissioner may prescribe, a commission to
21 such broker out of monies available therefor. Uniform rates of commis-
22 sion shall, from time to time, be fixed by the commissioner but shall
23 not exceed six percentum of the purchase price. No commission shall be
24 paid for the procuring of any sale unless (1) written authority of the
25 broker to make such offer on a form acceptable to the commissioner,
26 signed by the person for whom he is acting, shall be filed with the
27 commissioner before the day of the sale and unless (2) the broker shall
28 furnish to the commissioner evidence in such form and extent as he may
29 require establishing that the purchaser was procured as the result of
30 the broker's services. In no event shall a broker who is paid a commis-
31 sion by the commissioner as herein provided accept any other commission
32 or fee from any person or source for brokerage services relating to the
33 sale of such unappropriated state land.

34 S 2. This act shall take effect January 1, 2015.