
WSSC CODE OF REGULATIONS

2022

TITLE 13. PROPERTY MANAGEMENT
SUBTITLE 1. PROPERTY ADMINISTRATION
CHAPTER 13.50. IDENTIFICATION AND DISPOSITION OF SURPLUS REAL PROPERTY

13.50.010 PURPOSE.

TO ESTABLISH THE POLICIES AND PROCEDURES FOR IDENTIFYING COMMISSION-OWNED IMPROVED AND UNIMPROVED REAL PROPERTIES NO LONGER NEEDED FOR CURRENT OPERATIONS OR PROJECTED FUTURE USES, AS WELL AS THE POLICIES AND PROCEDURES FOR DISPOSING OF THESE SURPLUS PROPERTIES.

13.50.020 POLICY AND PROPERTY REQUIREMENTS.

(A)(1) IT IS THE POLICY OF THE COMMISSION TO DISPOSE OF PROPERTY NO LONGER REQUIRED FOR CURRENT OR FUTURE PLANNED COMMISSION USES ON TERMS AND CONDITIONS THAT THE COMMISSION CONSIDERS ADVANTAGEOUS.

(2) PROPERTIES NO LONGER REQUIRED MAY BE DISPOSED OF AS SOON AS POSSIBLE AFTER IDENTIFICATION.

(B) PROPERTIES SHALL BE OFFERED FOR SALE AT FAIR MARKET VALUE IN THE FOLLOWING ORDER:

- (1) ENTITY POSSESSING A LEGAL FIRST RIGHT OF REFUSAL;**
 - (2) TO THE COUNTY IN WHICH THE PROPERTY IS LOCATED;**
 - (3) A MUNICIPAL CORPORATION, IF ANY, WHERE THE PROPERTY IS LOCATED;**
 - (4) TO OTHER PUBLIC AGENCIES THROUGH NOTIFICATION TO THE STATE CLEARINGHOUSE;**
 - (5) IF THE PROPERTY HAS AN ASSESSED VALUE OF \$50,000 OR LESS, OR FOR THOSE PROPERTIES WHICH ARE DETERMINED BY THE GENERAL MANAGER TO BE OF LITTLE OR NO INTEREST TO OTHER PARTIES, TO ADJACENT PROPERTY OWNERS; AND**
 - (6) TO THE GENERAL PUBLIC FOR SALE IN THE FREE MARKET.**
-

13.50.030 DEFINITIONS.

(A) “APPRAISAL” MEANS AN ESTIMATE OF THE FAIR MARKET VALUE OF PROPERTY PREPARED BY AN APPRAISER CERTIFIED BY THE STATE OF MARYLAND, PREPARED WITHIN 12 MONTHS OF THE CONTRACT OF SALE.

(B)(1) “IMPROVED PROPERTY” MEANS PROPERTY THAT HAS A BUILDING OR OTHER STRUCTURE ERECTED ON IT.

(2) “IMPROVED PROPERTY” DOES NOT INCLUDE WATER MAINS, SEWER LINES, STORM DRAINS, PARKING LOTS, DRIVEWAYS, SIDEWALKS OR OTHER PAVED AREAS.

(C) “FAIR MARKET VALUE” MEANS THE ESTIMATED FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL, OR THE HIGHEST OFFER IN A FREE MARKET OPEN TO THE PUBLIC.

(D)(1) “PROPERTY” MEANS REAL PROPERTY, INCLUDING THE TRANSFER OF DEVELOPMENT RIGHTS AS DEFINED IN MONTGOMERY COUNTY CODE SECTION 59-A-2.L.

(2) PROPERTY INCLUDES IMPROVED AND UNIMPROVED REAL PROPERTY.

(E) “PUBLIC AGENCY” MEANS ANY PUBLIC BODY HAVING JURISDICTION IN THE AREA IN WHICH THE PROPERTY IS LOCATED, INCLUDING FEDERAL, STATE, BI-COUNTY, COUNTY, AND OTHER LOCAL GOVERNMENT ENTITIES.

(F) “STATE CLEARINGHOUSE” MEANS A DIVISION OF THE MARYLAND DEPARTMENT OF PLANNING CREATED TO FACILITATE INTERGOVERNMENTAL REVIEW AND COORDINATION OF THE SALE OF STATE AND FEDERAL SURPLUS PROPERTY.

(G) “SURPLUS PROPERTY” MEANS PROPERTY:

(1) THAT HAS BEEN SUBJECTED TO THE IDENTIFICATION AND CLEARANCE PROCESS; AND

(2) WHICH HAS BEEN APPROVED BY THE GENERAL MANAGER FOR OTHER USE BY WSSC, SALE OR OTHER DISPOSITION.

(H) “SURPLUS PROPERTY LIST” MEANS THE LIST OF COMMISSION-OWNED REAL PROPERTY, INCLUDING LAND AND BUILDINGS:

(1) THAT HAS BEEN APPROVED BY THE GENERAL MANAGER; AND

(2) WHOSE DELINEATED PROPERTIES ARE NO LONGER NEEDED FOR THEIR CURRENT USE.

(I) “TRANSFER OF DEVELOPMENT RIGHTS OR TDR” MEANS THE CONVEYANCE OF DEVELOPMENT RIGHTS BY DEED, EASEMENT OR OTHER LEGAL INSTRUMENT AUTHORIZED BY LOCAL LAW TO ANOTHER PARCEL OF LAND AND THE RECORDATION OF THAT CONVEYANCE AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

(J) “UNIMPROVED PROPERTY” MEANS PROPERTY THAT HAS NO COMMISSION BUILDING OR OTHER STRUCTURE ERECTED ON IT AND IS BASICALLY VACANT LAND.

13.50.040. DEPARTMENTAL RESPONSIBILITY.

(A) GENERAL SERVICES DEPARTMENT IS THE DEPARTMENT RESPONSIBLE FOR REAL ESTATE.

(B) WITHIN THE ENGINEERING AND CONSTRUCTION DEPARTMENT:

(1) ENGINEERING AND ENVIRONMENTAL SERVICES DIVISION IS THE ENTITY RESPONSIBLE FOR REAL PROPERTY AND LAND DATA AND FOR ENVIRONMENTAL COORDINATION; AND

(2) THE PLANNING DIVISION IS RESPONSIBLE FOR FACILITY PLANS.

13.50.050 IDENTIFICATION PROCESS.

(A) INITIAL IDENTIFICATION PROCESS: THE GENERAL SERVICES DEPARTMENT WILL DEVELOP A LIST OF ALL COMMISSION-OWNED PROPERTIES TO BE CONSIDERED SURPLUS BASED ON INACTIVITY, ABANDONMENT OR DECOMMISSIONED OPERATIONS.

(1) THE GENERAL SERVICES DEPARTMENT WILL BE RESPONSIBLE FOR CIRCULATING THE PRELIMINARY SURPLUS PROPERTY LIST TO ALL APPROPRIATE GROUPS WITHIN WSSC FOR REVIEW AND COMMENT, INCLUDING:

(I) ENGINEERING AND ENVIRONMENTAL SERVICES FOR ANY KNOWN ENVIRONMENTAL CONCERNS;

(II) FINANCE DEPARTMENT FOR ANY OUTSTANDING FINANCIAL MATTERS;

(III) ENGINEERING AND CONSTRUCTION AND PRODUCTION DEPARTMENTS FOR ISSUES RELATED TO FUTURE OPERATIONAL EXPANSION NEEDS; AND

(IV) GENERAL COUNSEL’S OFFICE FOR ANY LEGAL ISSUES.

(2) THE INTERNAL REVIEWING DEPARTMENTS WITHIN WSSC WILL RETURN THE LIST TO THE GENERAL SERVICES DEPARTMENT WITHIN 45 DAYS AFTER RECEIPT WITH AN INDICATION OF:

(I) WHETHER EACH PROPERTY SHOULD OR SHOULD NOT BE CONSIDERED SURPLUS; AND

(II) DENOTE ANY OUTSTANDING ISSUES THAT COULD IMPACT THE DISPOSITION OR RE-USE OF ANY PROPERTY ON THE LIST.

(B) THE GENERAL SERVICES DEPARTMENT WILL COMBINE THE RESPONSES AND PRODUCE A LIST OF PROPERTIES RECOMMENDED TO BE DECLARED SURPLUS WITHIN 15 DAYS AFTER RECEIPT, OR AS SOON THEREAFTER AS PRACTICABLE.

(C)(1) THE GENERAL SERVICES DEPARTMENT MAY:

(I) RECOMMEND PROPERTIES FOR INCLUSION ON THE SURPLUS PROPERTY LIST; AND

(II) NEGOTIATE AND ACCEPT AN UNSOLICITED PROPOSAL.

(2) THESE INDIVIDUAL SUBMITTALS WILL FOLLOW THE SAME PROCESS DESCRIBED ABOVE FOR REVIEW AND THE SAME PROCESS DESCRIBED BELOW FOR APPROVAL BY THE GENERAL MANAGER.

13.50.060 APPROVAL PROCESS.

(A) THE GENERAL SERVICES DEPARTMENT WILL FORWARD THE PRELIMINARY SURPLUS PROPERTY LIST TO THE GENERAL MANAGER WITHIN 15 DAYS AFTER RECEIPT OF ALL INTERNAL COMMENTS WITH A COVER MEMORANDUM HIGHLIGHTING ANY UNRESOLVED COMMENTS, OBJECTIONS, OR ISSUES RAISED BY WSSC DEPARTMENTS AND DIVISIONS.

(B) WITHIN 15 DAYS AFTER RECEIPT, THE GENERAL MANAGER WILL APPROVE OR DISAPPROVE OF EACH OF THE PROPERTIES ON THE PRELIMINARY SURPLUS PROPERTY LIST AND RETURN IT TO THE GENERAL SERVICES DEPARTMENT, WITH A COPY TO THE COMMISSIONERS.

(C) THE APPROVED PROPERTIES WILL BE COLLECTIVELY KNOWN AS THE SURPLUS PROPERTY LIST AND CONSIDERED SURPLUS AT THIS TIME.

13.50.070 PREPARATION FOR DISPOSITION.

(A)(1) FOLLOWING THE APPROVAL OF THE SURPLUS PROPERTY LIST AND AT THE START OF EACH FISCAL YEAR, THE GENERAL SERVICES DEPARTMENT SHALL COMPILE A LIST OF THOSE PROPERTIES FOR WHICH DISPOSITION MAY BE PURSUED DURING THE COMING FISCAL YEAR.

(2) THE PRELIMINARY PROPERTY DISPOSITION LIST SHALL BE SENT TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) AND MONTGOMERY AND PRINCE GEORGE’S COUNTY ADVISING THEM OF WSSC’S INTENTION TO DISPOSE OF THE PROPERTIES AND ASKING FOR ANY COMMENTS WITHIN 20 DAYS AFTER RECEIPT OF THE LIST.

(3) THE GENERAL SERVICES DEPARTMENT SHALL FORWARD THE PRELIMINARY PROPERTY DISPOSITION LIST TO THE GENERAL MANAGER WITHIN 15 DAYS AFTER RECEIPT OF COMMENTS FROM MNCPPC AND MONTGOMERY AND PRINCE GEORGE’S COUNTY, WITH A COVER MEMORANDUM HIGHLIGHTING ANY ISSUES CONVEYED.

(4) WITHIN 15 DAYS AFTER RECEIPT, THE GENERAL MANAGER SHALL APPROVE OR DISAPPROVE OF EACH OF THE PROPERTIES ON THE PROPERTY DISPOSITION LIST AND RETURN IT TO THE GENERAL SERVICES DEPARTMENT, WITH A COPY TO THE COMMISSIONERS.

(5) THE APPROVED PROPERTIES WILL BE KNOWN COLLECTIVELY AS THE PROPERTY DISPOSITION LIST AND CONSIDERED ELIGIBLE FOR DISPOSITION AFTER APPROVAL BY THE GENERAL MANAGER.

(B)(1) WITHIN 15 DAYS OF RECEIPT OF THE APPROVED PROPERTY DISPOSITION LIST, THE GENERAL SERVICES DEPARTMENT WILL SUBMIT THE LIST TO THE ENGINEERING AND ENVIRONMENTAL SERVICES DIVISION TO ENSURE THAT THE EXISTING PROPERTY DESCRIPTION OF EACH NEWLY DECLARED SURPLUS PROPERTY IS COMPLETE AND UP TO DATE.

(2) IF NOT, A PROPERTY DESCRIPTION MAY BE UPDATED AND FORWARDED TO THE GENERAL SERVICES DEPARTMENT WITHIN 90 DAYS.

(C)(1) THE GENERAL SERVICES DEPARTMENT WILL WORK WITH THE ENGINEERING AND ENVIRONMENTAL SERVICES DIVISION AND THE ASSET MANAGEMENT OFFICE TO:

(I) IDENTIFY ALL KNOWN SITE CONDITIONS FOR EACH PROPERTY ON THE PROPERTY DISPOSITION LIST; AND

(II) DETERMINE WHETHER EACH PROPERTY SHOULD BE OFFERED “AS-IS” OR AS A SITE READY FOR DEVELOPMENT.

(2) IF IT IS DETERMINED TO BE IN THE BEST INTEREST OF THE COMMISSION TO ADDRESS ANY KNOWN ENVIRONMENTAL, BUILDING, OR OTHER SITE CONDITIONS IN ORDER TO MAKE A PROPERTY MORE MARKETABLE, THE GENERAL SERVICES DEPARTMENT WILL WORK WITH THE APPROPRIATE INTERNAL TEAMS TO UNDERTAKE THE NEEDED WORK.

(D) (1) THE GENERAL SERVICES DEPARTMENT MAY OBTAIN APPRAISALS OF PROPERTIES ON THE PROPERTY DISPOSITION LIST TO DETERMINE THE FAIR MARKET VALUE OF EACH PROPERTY.

(2) FOR PROPERTY ESTIMATED TO HAVE A FAIR MARKET VALUE IN EXCESS OF \$250,000, AN APPRAISAL WILL BE OBTAINED.

13.50.080 DISPOSITION OF THE PROPERTY.

(A) (1) THE GENERAL MANAGER SHALL NOTIFY THE COMMISSIONERS OF THE INTENT TO DISPOSE OF ANY PROPERTIES VALUED OVER \$100,000.

(2) IF THE WSSC GRANTED THE PRIOR OWNER OF THE PROPERTY A RIGHT OF FIRST REFUSAL OR OTHER SIMILAR RIGHT TO PURCHASE THE PROPERTY IF IT BECAME SURPLUS, THEN THE PROPERTY SHALL BE OFFERED TO THE PRIOR OWNER PURSUANT TO THE TERMS OF THE AGREEMENT.

(B)(1) THE GENERAL MANAGER SHALL THEN NOTIFY THE COUNTY IN WHICH THE PROPERTY IS LOCATED OF THE AVAILABILITY OF THE PROPERTY BY CERTIFIED LETTER ADDRESSED TO THE COUNTY CHIEF ADMINISTRATIVE OFFICER, WITH A COPY TO THE CHAIR OR PRESIDENT OF THE COUNTY COUNCIL.

(2) THE GENERAL MANAGER SHALL ALSO NOTIFY ANY MUNICIPAL GOVERNMENT WHERE THE PROPERTY IS LOCATED AT THE SAME TIME BY CERTIFIED LETTER.

(3) IF THE COUNTY IS INTERESTED, IT WILL HAVE THE FIRST OPPORTUNITY TO PURCHASE THE PROPERTY AT THE FAIR MARKET VALUE.

(4) IF THE COUNTY IS NOT INTERESTED OR DOES NOT INDICATE INTEREST WITHIN 60 DAYS FROM THE DATE OF THE FIRST LETTER NOTIFICATION, BUT THE MUNICIPAL GOVERNMENT WHERE THE PROPERTY IS LOCATED INDICATES AN INTEREST IN PURCHASING THE PROPERTY WITHIN THE 60 DAY PERIOD OF THE DATE OF THE LETTER NOTIFICATION, THE MUNICIPAL GOVERNMENT SHALL BE GIVEN THE OPPORTUNITY TO PURCHASE THE PROPERTY AT THE FAIR MARKET VALUE.

(C)(1) IF NEITHER THE COUNTY NOR THE MUNICIPAL GOVERNMENT WHERE THE PROPERTY IS LOCATED INDICATES INTEREST WITHIN 60 DAYS, OTHER PUBLIC AGENCIES SHALL THEN BE NOTIFIED VIA THE STATE CLEARINGHOUSE, WHICH WILL ALLOW 30 DAYS FOR SUCH AGENCIES TO RESPOND IN WRITING OF THEIR INTEREST.

(2) IF ONE OR MORE PUBLIC AGENCIES RESPOND, THE GENERAL SERVICES DEPARTMENT SHALL NEGOTIATE WITH ALL INTERESTED PARTIES IN ORDER TO OBTAIN THE BEST VALUE FOR THE WSSC, WHICH WILL NORMALLY BE THE HIGHEST PRICE FOR THE PROPERTY, BASED ON THE APPRAISED VALUE OF THE PROPERTY.

(D) NOTIFICATIONS TO ALL GOVERNMENTAL BODIES SHALL INCLUDE A STATEMENT THAT THE PROPERTY MAY BE PURCHASED FOR PUBLIC USE ONLY. TO MEET THE REQUIREMENT FOR PUBLIC USE, NOT MORE THAN 10% OF THE AVAILABLE FLOOR AREA RATIO OF THE BUILDING OR 10% OF THE LAND AREA MAY BE SOLD OR

LEASED TO A NON-GOVERNMENTAL ENTITY BY THE GOVERNMENTAL AGENCY ACQUIRING THE PROPERTY FOR AN AMOUNT EXCEEDING THE COST OF MAINTAINING AND OPERATING SUCH SPACE.

(E)(1) DISPOSITION OF A PROPERTY TO ANY GOVERNMENTAL ENTITY SHALL BE SUBJECT TO THE CONDITION THAT THE PROPERTY WILL REVERT TO WSSC IF THE PUBLIC USE IS DISCONTINUED.

(2) WITHIN 60 DAYS OF THE DISCONTINUANCE OF THE PUBLIC USE, AFTER ANY EXTENSION WHICH MAY BE GRANTED FOR GOOD CAUSE, AND UPON REQUEST BY THE WSSC GENERAL MANAGER, A DEED SHALL BE EXECUTED TRANSFERRING THE PROPERTY, IN AT LEAST AS GOOD A CONDITION AS IT WAS WHEN RECEIVED, BACK TO WSSC.

(3) IN THE EVENT OF A CONVEYANCE, THE GOVERNMENTAL AGENCY SHALL BE REIMBURSED FOR THE ORIGINAL COST OF PURCHASE.

(4) IF ANY PROPERTY THAT HAS REVERTED TO WSSC IS SUBSEQUENTLY SOLD FOR A SALES PRICE IN EXCESS OF THE INITIAL APPRAISED VALUE OF THE PROPERTY, THE GOVERNMENTAL AGENCY MAY BE REIMBURSED FOR THE COST OF IMPROVEMENTS MADE TO THE STRUCTURES OR PROPERTY OR BOTH MINUS DEPRECIATION.

(F)(1) APPRAISALS SHALL BE UPDATED IF THEY WERE COMPLETED MORE THAN 12 MONTHS BEFORE THE DATE OF THE CONTRACT OF SALE UNLESS THE DIRECTOR OF THE GENERAL SERVICES DEPARTMENT WAIVES THIS REQUIREMENT BASED UPON THE CIRCUMSTANCES OF A SPECIFIC SALE.

(2) THE WSSC RESERVES THE RIGHT TO REJECT A SALE TO A PUBLIC AGENCY BASED UPON AN APPRAISAL IF THE WSSC DETERMINES THAT THE APPRAISAL DOES NOT ACCURATELY REPRESENT FAIR MARKET VALUE.

(3) EXCHANGES OF PROPERTY WITH OTHER PUBLIC AGENCIES MAY BE CONSIDERED BUT MUST BE OF EQUIVALENT VALUE.

(G)(1) IF NO PUBLIC AGENCY IS INTERESTED IN THE SURPLUS PROPERTY OR NO ACCEPTABLE OFFERS ARE RECEIVED, THE GENERAL SERVICES DEPARTMENT MAY

NEXT OFFER THE PROPERTY TO ADJOINING PROPERTY OWNERS AT THE FAIR MARKET VALUE.

(2) THIS STEP SHALL BE UTILIZED ONLY FOR PROPERTIES HAVING AN ASSESSED VALUE OF \$50,000 OR LESS, OR FOR THOSE PROPERTIES WHICH ARE DETERMINED BY THE GENERAL MANAGER TO BE OF LITTLE OR NO INTEREST TO OTHER PARTIES. EACH ADJOINING PROPERTY OWNER SHALL BE NOTIFIED BY CERTIFIED MAIL OF THE AVAILABILITY OF THE SURPLUS PROPERTY AND THE VALUE OF THE PROPERTY.

(3) THE GENERAL SERVICES DEPARTMENT SHALL THEN NEGOTIATE WITH ANY AND ALL INTERESTED PARTIES IN ORDER TO OBTAIN THE HIGHEST PRICE FOR THE PROPERTY.

(H)(1) IF NO PUBLIC AGENCY OR ADJOINING PROPERTY OWNER INDICATES AN INTEREST IN THE SUBJECT PROPERTY, THE GENERAL SERVICES DEPARTMENT SHALL THEN OFFER THE PROPERTY FOR PUBLIC SALE.

(2) THE PROPERTY SHALL BE ADVERTISED FOR SALE ON WSSC'S WEBSITE, AND IN AT LEAST ONE NEWSPAPER OF GENERAL CIRCULATION WITHIN THE WASHINGTON SUBURBAN SANITARY DISTRICT.

(3) A PROPERTY CAN BE AUCTIONED OFF OR EXCHANGED FOR OTHER PROPERTY OF AN EQUIVALENT VALUE IF THE GENERAL MANAGER DETERMINES IT IS IN THE COMMISSION'S BEST INTEREST TO DO SO.

(4) THE SERVICES OF A BROKER MAY BE UTILIZED.

(5) THE GENERAL SERVICES DEPARTMENT SHALL NEGOTIATE WITH ANY AND ALL INTERESTED PARTIES TO OBTAIN THE HIGHEST PRICE FOR THE PROPERTY.

(6) A PUBLIC AGENCY THAT RESPONDS TO THE NOTICE OF SALE TO THE GENERAL PUBLIC SHALL BE TREATED IN THE SAME MANNER AS THE OTHER PRIVATE BIDDERS.

(I)(1) FOR PROPERTIES VALUED AT OR UNDER \$500,000, THE GENERAL MANAGER CAN APPROVE THE AGREEMENT FOR SALE.

(2) FOR PROPERTIES VALUED OVER \$500,000, THE PROPOSED AGREEMENT WILL BE PRESENTED TO THE COMMISSIONERS FOR APPROVAL.

(I) A PROPERTY MAY BE SOLD FOR LESS THAN FAIR MARKET OR ASSESSED VALUE IF:

(1) THERE IS ADEQUATE JUSTIFICATION; AND

(2) IS APPROVED BY THE GENERAL MANAGER AND THE COMMISSIONERS.

(J) ONCE THE SALE IS APPROVED, THE GENERAL SERVICES DEPARTMENT SHALL:

(1) MAKE ARRANGEMENTS TO COMPLETE THE SALE IN COORDINATION WITH THE GENERAL COUNSEL'S OFFICE; AND

(2) NOTIFY THE FACILITIES MAINTENANCE DIVISION, ENGINEERING AND ENVIRONMENTAL SERVICES, AND THE ACCOUNTING DIVISION OF THE SETTLEMENT DATE.

(K) (1) EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE GENERAL SERVICES DEPARTMENT SHALL COORDINATE EFFORTS TO ENSURE ALL STRUCTURES, PERSONAL PROPERTY, AND EQUIPMENT ON THE PREMISES ARE PROPERLY ACCOUNTED FOR AND REMOVED, ABANDONED, OR DEMOLISHED.

(2) UNLESS IT IS DEEMED TO BE IN THE COMMISSION'S BEST INTEREST TO DISPOSE OF THE PROPERTY WITH THESE ITEMS REMAINING ON THE PROPERTY OR AS OTHERWISE AGREED TO IN A SALES AND PURCHASE AGREEMENT, THE ENGINEERING AND CONSTRUCTION DEPARTMENT SHALL COORDINATE WITH THE GENERAL SERVICES DEPARTMENT ON ANY DEMOLITION WORK REQUIRED PRIOR TO SETTLEMENT.

(3) ABSENT UNUSUAL OR UNFORESEEABLE CIRCUMSTANCES, THE REMOVAL AND DISPOSITION OF PERSONAL PROPERTY SHALL BE COMPLETED WITHIN THE TIMETABLE AGREED TO BY WSSC AND THE BUYER.

(4) A TIMETABLE SHALL BE DEVELOPED FOR ANY ADDITIONAL WORK REQUIRED FOR SALE OF THE PROPERTY ACCORDING TO ANY PROVISIONS IN A SALE AND PURCHASE AGREEMENT.

(L)(1) IF THERE ARE ANY ENVIRONMENTAL CONCERNS REGARDING A PROPERTY TO BE SOLD, THE ENGINEERING AND ENVIRONMENTAL SERVICES DIVISION AND THE GENERAL COUNSEL'S OFFICE SHALL ASSIST THE GENERAL SERVICES DEPARTMENT IN THE RESOLUTION OF ANY ENVIRONMENTAL MATTERS PRIOR TO THE DISPOSITION OF THE PROPERTY AND IN ACCORDANCE WITH A SALES AND PURCHASE AGREEMENT.

(2) ANY REQUIRED WORK OR STUDIES RELATING TO ENVIRONMENTAL CONCERNS SHALL ALSO BE REFLECTED IN THE TIMETABLE FOR THE PROPERTY.

(M) AFTER SETTLEMENT HAS OCCURRED, THE GENERAL SERVICES DEPARTMENT WILL NOTIFY THE GENERAL MANAGER AND COMMISSIONERS OF THE DISPOSITION OF THE PROPERTY.

13.50.090 SURPLUS PROPERTY LIST.

(A) THE SURPLUS PROPERTY LIST WILL BE REVIEWED AT LEAST ONCE A YEAR TO IDENTIFY ANY PROPERTIES WHICH SHOULD BE REMOVED OR ADDED TO THE LIST.

(B) THE INTERNAL REVIEW SHALL BE COORDINATED BY THE GENERAL SERVICES DEPARTMENT.

13.50.100 TIMELINES.

(A) THE WSSC DEPARTMENTS AND DIVISIONS, EMPLOYEES AND OTHER ENTITIES AND THEIR EMPLOYEES SHALL MAKE EVERY EFFORT TO ABIDE BY ESTABLISHED TIMELINES SET FORTH IN THIS CHAPTER.

(B) FAILURE TO MEET ANY OF THESE TIME FRAMES SHALL NOT BE CONSTRUED TO INVALIDATE THE ACTIONS TAKEN.

13.50.110 AUTHORITY.

THE GENERAL COUNSEL CERTIFIES THAT THE STATUTORY AUTHORITY FOR THE ADOPTION OF THE REGULATION CODIFIED IN THIS CHAPTER IS PUBLIC UTILITIES ARTICLE [29], §§ 17-403 [1-203] AND 21-103 [9-101], OF THE ANNOTATED CODE OF MARYLAND.
