

BILL ANALYSIS

Senate Research Center
76R6764 PAM-F

S.B. 1896
By: Jackson
Intergovernmental Relations
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As Filed

DIGEST

Currently, a county is allowed to sell its surplus real property by contracting for a realtor's services, but regulations are unclear about the ability to avoid the competitive bid statute through taking such action as an alternative to a public auction. Selling surplus property through the auction process is sometimes inefficient in comparison with a simple realtor contract sale. S.B. 1896 allows the commissioners court of a county to contract with realtors to sell real property and avoid the required auction process for selling real property.

PURPOSE

As proposed, S.B. 1896 allows the commissioners court of a county to contract with realtors to sell real property and avoid the required auction process for selling real property.

RULEMAKING AUTHORITY

This bill does not grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 263.008, Local Government Code, to define "realtor," and authorize the commissioners court of a county to contract and pay a fee with a realtor, rather than a person licensed under The Real Estate License Act. Authorizes the commissioners court to sell a tract of real property to a buyer produced by a realtor using the multiple-listing service. Authorizes the commissioners court to sell a tract of real property without complying with certain prescribed requirements. Makes conforming changes.

SECTION 2. Amends Section 272.001(a), Local Government Code, to add an exception provided by Section 263.008, Government Code.

SECTION 3. Emergency clause.
Effective date: upon passage.