



This Bill Analysis reflects the contents of the bill as it was presented in committee.

# HOUSE BILL 412: Modify Property Transfer to Pender County.

2023-2024 General Assembly

<b>Committee:</b>	Senate State and Local Government. If	<b>Date:</b>	May 23, 2023
	favorable, re-refer to Rules and Operations of		
	the Senate		
<b>Introduced by:</b>	Rep. Carson Smith	<b>Prepared by:</b>	Brad Krehely
<b>Analysis of:</b>	Second Edition		Alex Ramirez
			Staff Attorneys

**OVERVIEW:** House Bill 412 would authorize Pender County to grant one or more deeds of trust in connection with financing improvements to property previously transferred to Pender County for construction of a jail and law enforcement center and would subordinate a reversionary interest reserved by the State in that property to those deeds of trust or security interests.

**CURRENT LAW:** S.L. 2019-137 required the State of North Carolina to convey to the Pender County Board of Commissioners, for one dollar (\$1.00), all its rights, titles, and interests in approximately 100 acres of land to be used as a jail and law enforcement center. The conveyance did not need approval of the Governor and Council of State, but required the Department of Administration to consult with the Pender County Board of Commissioners to ensure that the property was suitable for use as a jail and law enforcement center. Section 2 of S.L. 2019-137 authorized Pender County to grant a deed of trust or similar security interest in connection with financing improvements to the property and also provided that the property would revert back to the State if it ceased being used as a jail and law enforcement center.

**BILL ANALYSIS:** House Bill 412 would amend Section 2 of S.L. 2019-137 to authorize Pender County to grant one or more deeds of trust in connection with financing improvements to the property and would subordinate the reversionary interest reserved by the State in the property to those deeds of trust or security interests.

**EFFECTIVE DATE:** The act would be effective when it becomes law.

*Billy Godwin, Staff Attorney for the Legislative Analysis Division, substantially contributed to this summary.*

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