



SENATE BILL 203: City of Wilmington/Property Conveyances.

2025-2026 General Assembly

Committee:	House State and Local Government. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	June 17, 2025
Introduced by:	Sens. Lee, Rabon	Prepared by:	Brad Krehely
Analysis of:	PCS to First Edition S203-CSRN-22		Committee Co-Counsel

OVERVIEW: *Senate Bill 203 would amend the Charter of the City of Wilmington to authorize an additional method by which the City of Wilmington could sell, exchange, or otherwise transfer real property. The Proposed Committee Substitute makes a technical correction which adds the session law citation of the City of Wilmington's charter.*

CURRENT LAW: The authority of and procedures for a municipality to sell or dispose of real property is governed by Article 12 of Chapter 160A. Subject to certain limitations, a city can dispose of real or personal property belonging to the city by:

- Private negotiation and sale – G.S. 160A-266.
- Advertisement for sealed bids – G.S. 160A-268.
- Negotiated offer, advertisement, and upset bid – G.S. 160A-269.
- Public auction – G.S. 160A-270.
- Exchange – G.S. 160A-271.

BILL ANALYSIS: Senate Bill 203 would amend the Charter of the City of Wilmington to authorize the City of Wilmington to convey real property without the need to comply with Article 12 of Chapter 160A of the General Statutes, if the City Council approves the sale, exchange, or transfer of the fee or any lesser interest in real property either by public sale or by negotiated private sale. The City would be allowed to attach any covenants, conditions, or restrictions, or a combination of them, to the transfer. Any transfer under this authority would have to be in furtherance of adopted City policies or plans for the area and be done by resolution adopted by the City Council. At least 10 days prior to adoption of the resolution, the City would have to give notice by publication of the proposed transaction. The notice by publication would be required to:

- Describe the property involved, the nature of the interest to be conveyed, and all the material terms of the proposed transaction.
- Provide the time and place of the City Council meeting where the proposed transaction will be considered.
- Announce the City Council's intention to authorize the transaction.

The terms of the conveyance could include any of the following:

Kara McCraw
Director



Legislative Analysis
Division
919-733-2578

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- The consideration received by the City for the conveyance may reflect the restricted use of the property resulting from the restrictions.
- The City may invite bids or written proposals, including development plans and site plans, for the purchase of the property or property interest.
- The sale or transfer of property, or an interest in property, may be made contingent upon necessary rezoning of the property.

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

BACKGROUND: The General Assembly has previously authorized similar authority for the City of Raleigh (S.L. 2015-253), the Town of Cary (S.L. 2016-68), and the City of High Point (S.L. 2024-20).

**Nicholas Giddings, Karyl Smith, and Ike McRee, Staff Attorneys for the Legislative Analysis Division, substantially contributed to this summary.*