

WEST VIRGINIA LEGISLATURE

2016 REGULAR SESSION

Introduced

House Bill 4513

FISCAL
NOTE

BY DELEGATES HOWELL, HILL, ARVON, STANSBURY,
CADLE, IHLE, HAMRICK, FAIRCLOTH, R. SMITH, ATKINSON
AND BLAIR

[Introduced February 11, 2016; Referred
to the Committee on Government Organization then
Finance.]

1 A BILL to amend and reenact §5A-10-3 of the Code of West Virginia, 1931, as amended, relating
 2 to requiring a cost-benefit analysis to be performed before the state purchases certain real
 3 estate.

Be it enacted by the Legislature of West Virginia:

1 That §5A-10-3 of the Code of West Virginia, 1931, as amended, be amended and
 2 reenacted to read as follows:

ARTICLE 10. REAL ESTATE DIVISION.

§5A-10-3. Powers and duties of Real Estate Division.

1 The Real Estate Division has the following powers and duties:

2 (1) To provide leasing, appraisal and other real estate services to state spending units;

3 (2) To ensure that the purchase of real estate and all contracts for lease are based on
 4 established real estate standards and fair market price;

5 (3) To develop and implement minimum lease space standards for the lease of any
 6 grounds, buildings, office or other space required by any spending unit of state government;

7 (4) To develop and implement minimum standards for the selection and acquisition, by
 8 contract or lease, of all grounds, buildings, office space or other space by a spending unit of state
 9 government except as otherwise provided in this article;

10 (5) To establish and maintain a comprehensive database of all state real estate contracts
 11 and leases;

12 (6) To develop policies and procedures for statewide real property management;

13 (7) To maintain a statewide real property management system that has consolidated real
 14 property, building and lease information for all departments, agencies and institutions of state
 15 government;

16 (8) To develop and maintain a centralized repository of comprehensive space needs for
 17 all state departments, agencies and institutions of state government, including up-to-date space
 18 and resource utilization, anticipated needs and recommended options;

19 (9) To provide statewide policy leadership and coordinate master planning to guide and
20 organize capital asset management; ~~and~~

21 (10) To provide assistance to all state departments, agencies or institutions in acquiring,
22 leasing and disposing of real property and

23 (11) To perform and document a cost-benefit analysis prior to any purchase by the state
24 of real property when the purchase price is \$1 million dollars or more.

NOTE: The purpose of this bill is to require a cost-benefit analysis to be performed before the state purchases certain real estate.

Strike-throughs indicate language that would be stricken from a heading or the present law, and underscoring indicates new language that would be added.