

RESOLUTION OF THE SALUDA COUNTY REPUBLICAN PARTY RECOMMENDING ADOPTION OF AN ORDINANCE REQUIRING FAIR MARKET VALUE ASSESSMENT BEFORE SALE OF COUNTY-OWNED REAL PROPERTY

RESOLUTION NO. ____

A RESOLUTION recommending that Saluda County Council craft and adopt an ordinance requiring an independent fair market value determination before the final approval of the sale, transfer, or conveyance of county-owned real property, together with appropriate public disclosure and findings when such property is sold for less than determined value.

WHEREAS, the Saluda County Republican Party supports transparency, accountability, and responsible stewardship of public assets held by Saluda County; and

WHEREAS, county-owned real property is a public asset that should not be sold, transferred, or conveyed without first obtaining a reliable written determination of its fair market value; and

WHEREAS, the sample ordinance reviewed by the Saluda County Republican Party proposes that, before final approval of a sale of county-owned real property, the County obtain a written determination of fair market value through one of several methods, including a current appraisal by a state-licensed or state-certified appraiser, a comparative market analysis or broker price opinion prepared by a licensed South Carolina real estate broker, or another written valuation by a qualified independent consultant or firm using a recognized valuation method appropriate to the property; and

WHEREAS, the sample ordinance further proposes that the valuation relied upon be sufficiently current, be made available for public inspection before the final public hearing, and be reflected in Council's findings when authorizing a sale; and

WHEREAS, the accompanying cover letter explains that this proposal was intentionally framed in a practical and limited way so as not to impose a single rigid valuation method or unnecessarily interfere with legitimate economic development negotiations, while still promoting transparency, accountability, and sound stewardship of public assets; and

WHEREAS, the cover letter also explains that the purpose of the proposal is to provide Council and its attorney with a framework that may be adopted as submitted or revised into similar language suitable for Saluda County's legal, practical, and economic development needs; and

WHEREAS, requiring an objective and independent assessment of value before the sale of county-owned real property would help protect taxpayers, improve public confidence in county transactions, and better ensure that any sale below fair market value is accompanied by a clear statement of the public purpose or reasons supporting that decision;

NOW, THEREFORE, BE IT RESOLVED, that the Saluda County Republican Party, duly assembled, respectfully recommends that Saluda County Council craft and adopt an ordinance requiring that, before final approval of the sale, transfer, or conveyance of county-owned real property, the County obtain a written determination of the property's fair market value through an independent and recognized valuation method.

BE IT FURTHER RESOLVED, that the Saluda County Republican Party recommends that any such ordinance include reasonable provisions for public disclosure of the valuation before the final public hearing, findings by County Council that the consideration received is fair and reasonable in light of the valuation and any public purpose served, and an express statement of reasons whenever property is approved for sale below the appraised or determined fair market value.

BE IT FURTHER RESOLVED, that the Saluda County Republican Party does not propose a rigid or unnecessarily restrictive approach, but instead encourages County Council and the County Attorney to draft language that preserves appropriate flexibility for lawful economic development and other legitimate county purposes while still requiring a reliable fair market value assessment before disposition of county-owned real property.

BE IT FURTHER RESOLVED, that a copy of this resolution may be transmitted to the Saluda County Council together with the sample ordinance and related supporting materials for its consideration [file:5].

ADOPTED this ____ day of _____, 2026, by the Saluda County Republican Party.

Amy Potts, Chairman

Greg Sander, First Vice Chairman