

13-312. EXPENSES OF SURVEYOR.

ALL EXPENSES OF THE SURVEYOR SHALL BE PAID DIRECTLY TO THE SURVEYOR BY THE APPLICANT AND ARE NOT PART OF THE COSTS OR EXPENSES OF THE PROCEEDING BEFORE THE COMMISSIONER.

13-313. DETERMINATION OF PURCHASE PRICE FOR VACANT LAND.

(A) COMMISSIONER TO FORWARD CERTIFICATE TO SUPERVISOR OF ASSESSMENTS.

WHEN A CERTIFICATE OF SURVEY EMBRACING ANY VACANT LAND IS FILED, THE COMMISSIONER SHALL FORWARD ONE OF THE DUPLICATE CERTIFICATES RETURNED BY THE SURVEYOR TO THE SUPERVISOR OF ASSESSMENTS FOR EACH COUNTY IN WHICH THE LAND IS LOCATED.

(B) DUTIES OF SUPERVISOR AND ASSESSORS.

WITHIN 30 DAYS OF RECEIPT OF THE DUPLICATE CERTIFICATE, THE SUPERVISOR SHALL HAVE TWO ASSESSORS:

(1) INDEPENDENTLY OF EACH OTHER, INSPECT AND, IN ACCORDANCE WITH ARTICLE 81, §14(B) OF THE CODE, ASSESS THE FULL CASH VALUE OF THE VACANT LAND AND ANY IMPROVEMENTS ON IT, LESS THE ALLOWANCE FOR INFLATION PROVIDED FOR IN THAT SECTION;

(2) ENDORSE THE DUPLICATE CERTIFICATE WITH THEIR JOINT DETERMINATION OF THE ASSESSED VALUE OF THE VACANT LAND AND IMPROVEMENTS;

(3) PREPARE A STATEMENT OF THE REASONS FOR THE VALUATION;

(4) SIGN AND VERIFY THE ENDORSED DUPLICATE CERTIFICATE AND THE STATEMENT; AND

(5) RETURN THE ENDORSED DUPLICATE CERTIFICATE AND THE STATEMENT TO THE COMMISSIONER.

(C) PURCHASE PRICE IS ASSESSED VALUE; ADJUSTMENTS.

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE PURCHASE PRICE FOR THE VACANT LAND SHALL BE THE ASSESSED VALUE OF THE LAND IN THE COUNTY OR, IF LOCATED IN MORE THAN ONE COUNTY, THE SUM OF THE ASSESSED VALUES OF THE LAND IN EACH COUNTY, AS DETERMINED BY THE ASSESSORS UNDER SUBSECTION (B) OF THIS SECTION.

(2) IN A HEARING BEFORE THE COMMISSIONER OR IN ANY PROCEEDING FOR DECLARATORY RELIEF UNDER THIS TITLE, THE APPLICANT MAY PRESENT EVIDENCE THAT THE ASSESSED VALUE OF THE VACANT LAND IS LESS THAN THAT ESTABLISHED UNDER PARAGRAPH (1) OF THIS SUBSECTION. IN THIS CASE, THE FINAL JUDGMENT OF THE COMMISSIONER OR THE CIRCUIT COURT, AS THE CASE MAY BE, SHALL SET THE PURCHASE