

property and that upon payment of the amount of such evaluation, to the party entitled to compensation, or into Court, and securing the payment of any further sum that may be awarded by a jury, such property may be taken; and where such property is situated in Montgomery County and in the judgment of and upon a finding by the County Council of said County that there is immediate need therefor for right of way for County roads or streets, the County Council may provide that such property may be taken immediately upon payment therefor to the owner or owners thereof, or into court, such amount as a licensed real estate broker appointed by the County Council shall estimate to be the fair market value of such property, provided that the Council shall secure the payment of any further sum that may subsequently be awarded by a jury; AND WHERE THE PROPERTY IS SITUATED IN PRINCE GEORGE'S COUNTY BETWEEN THE SUITLAND FEDERAL CENTER AND SILVER HILL ROAD, AND WITHIN TWO OF THE FOLLOWING AREAS: A REVITALIZATION TAX DISTRICT, AN ENTERPRISE ZONE, OR A PRIORITY FUNDING AREA, AS THOSE AREAS ARE DEFINED BY THE GENERAL ASSEMBLY, AND IN THE JUDGMENT OF AND UPON A FINDING BY THE COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY THAT THERE IS AN IMMEDIATE NEED FOR THE PROPERTY FOR REDEVELOPMENT, THE COUNTY COUNCIL MAY PROVIDE THAT THE PROPERTY MAY BE TAKEN IMMEDIATELY AFTER THE COUNTY COUNCIL APPOINTS A REAL ESTATE APPRAISER LICENSED BY THE STATE TO APPRAISE THE PROPERTY TO DETERMINE THE FAIR MARKET VALUE OF THE PROPERTY, PAYS TO THE OWNER OR INTO COURT THE FAIR MARKET VALUE OF THE PROPERTY AS DETERMINED BY THE APPRAISER, AND ASSURES PAYMENT OF ANY ADDITIONAL AMOUNT THAT MAY BE SUBSEQUENTLY AWARDED BY A JURY, AND IF AN OWNER OCCUPANT OR TENANT IS DISPLACED BECAUSE OF THE EXERCISE OF EMINENT DOMAIN, REGARDLESS OF WHETHER THE DISPLACEMENT INVOLVES THE USE OF FEDERAL FINANCIAL ASSISTANCE, THE COUNTY SHALL ASSURE THAT THE OWNER OCCUPANT OR TENANT IS OFFERED, AT A MINIMUM, ASSISTANCE AND PAYMENTS TO THE EXTENT THAT THE OWNER OCCUPANT OR TENANT WOULD QUALIFY FOR ASSISTANCE AND PAYMENTS AS A DISPLACED PERSON UNDER THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970. In the various municipal corporations within Cecil County, where in the judgment of and upon a finding by the governing body of said municipal corporation that there is immediate need therefor for right of way for municipal roads, streets and extension of municipal water and sewage facilities, the governing body may provide that such property may be taken immediately upon payment therefor to the owner or owners thereof, or into court, such amount as a licensed real estate broker appointed by the particular governing body shall estimate to be a fair market value of such property, provided that the municipal corporation shall secure the payment of any further sum that subsequently may be awarded by a jury. This Section 40A shall not apply in Montgomery County or any of the various municipal corporations within Cecil County, if the property actually to be taken includes a building or buildings.

SECTION 2. AND BE IT FURTHER ENACTED, That the General Assembly determines that the amendment to the Constitution of Maryland proposed by this Act affects only Prince George's County and that the provisions of Article XIV, Section 1 of the Constitution concerning local approval of constitutional amendments apply.