

Chapter 3

PROCEDURE TO WAIVE APPRAISALS FOR FEE SIMPLE INTERESTS IN PROPERTIES WITH A LOW FAIR MARKET VALUE ORDINANCE OF IRWIN COUNTY, GEORGIA

ARTICLE I. IN GENERAL

Sec. 3-1. Purpose for Procedure to Waive Appraisal Requirements.

In order to encourage and expedite the acquisition of real property by agreements with property owners, to avoid litigation and relieve congestion in the courts, to assure consistent treatment for property owners, to promote public confidence in land acquisition practices, and to be good stewards of County funds as compared to the purchase price of fee simple interests for low fair market value properties, to the greatest extent practicable and except where excused by applicable law or this Chapter, all condemnations and potential condemnations shall be guided by the following policies and practices of the Landowner's Bill of Rights and Private Property Protection Act (the "Act") found in Title 22 of the Georgia Code. Nothing in this Article shall conflict or change any requirements found in Title 32 of the Georgia Code.

Sec. 3-2. Requirement for Appraisals for Condemnations Acquiring Fee Simple Interests.

Pursuant to the Act and O.C.G.A. § 22-1-9(1), and except where permitted or excused otherwise under applicable law or this Chapter, where the County seeks to obtain a fee simple interest in real property, the real property shall be appraised before the initiation of negotiations, and the property owner or his or her designated representatives shall be given an opportunity to accompany the appraiser during his or her inspection of the property.

Sec. 3-3. Waiver of Appraisal Requirement.

Pursuant to the Act and O.C.G.A. § 22-1-9(2), where it is determined by the County that the fair market value of the fee simple interest in real property sought to be obtained by the County is less than \$7,500, the County is relieved, and such requirement is waived, from the requirement found in the Act and in Sec. 3-2 above that the real property shall be appraised before the initiation of negotiations, and the property owner or his or her designated representatives shall be given an opportunity to accompany the appraiser during his or her inspection of the property.