MEMORANDUM

Office of the City Attorney

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<u>CONSENT ITEM</u>

TO: Mayor and City Commissioners

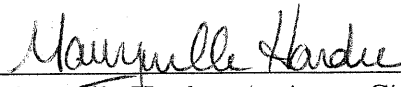**DATE:** October 10, 2005

FROM: Marion J. Radson, City Attorney

SUBJECT: **AMENDMENT TO APPRAISAL ORDINANCE**

RECOMMENDATION: The City Commission authorize the City Attorney to prepare, and the Clerk of the Commission to advertise, an amendment to the appraisal ordinance increasing the value of property requiring an appraisal to $100,000.

It is the desire of the City Manager and the Gainesville Regional Utilities General Manager to exempt real property transactions of $100,000 or less from the requirement of obtaining a written appraisal. Currently, §2-435, City of Gainesville Code of Ordinances, requires an appraisal for all city purchases and sales of real property at a cost of $10,000 or more. Land values have increased significantly since this ordinance was last modified in 1986. As a result, many routine transactions involving even small parcels of land now require an appraisal, with costs ranging from as little as $200 to as much as $20,000, depending on the type of property and the scope and complexity of the appraisal. This significantly increases the city's costs for such transactions, and causes delays in their completion. Section 166.045, Florida Statutes, which requires written appraisals for acquisition of property for a municipal purpose, allows the governing body of the municipality, by ordinary vote, to exempt purchases of $100,000 or less from the appraisal requirement. Amending the city's ordinance to exempt purchases of $100,000 or less from the appraisal requirement would make routine land transactions less costly and time consuming for the city, thus saving taxpayers' money. In addition, the amendment would make the appraisal requirement in the city ordinance identical to that in the state statute. The City Attorney has no objection to this ordinance amendment.

Prepared by

Marynelle Hardee, Assistant City Attorney

Approved and
Submitted by

Marion J. Radson, City Attorney

MH:MJR:bs