

Williamson County Board of Education



Adopted Date:
2/16/04
Editorial 5/21/14

2.403

PROPERTY SALES
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1 PROPERTY SALES

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3 The Board shall make such provisions as are deemed necessary to dispose of any property owned
4 by it but no longer needed for public school purposes. Once school property is no longer needed
5 for public school purposes formal steps shall be undertaken to dispose of this property in
6 accordance with the manner prescribed by state law and appropriate property transaction
7 procedures.
8

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10 Property which is deemed to be temporarily surplus to the needs of the district may be rented
11 according to terms suggested by the Superintendent of Schools and approved by the Board. The
12 Board may dispose of any property to which it has title and upon which it has constructed a building
13 under its vocational education trades and industries program, such sale to be a public sale or a
14 negotiated sale, notwithstanding the provisions of any public or private act of the general assembly
15 of the state of Tennessee. If, in the opinion of a majority vote of the Board members, a negotiated
16 sale will realize the best price obtainable for any property so sold, the Board shall advertise in a
17 newspaper of general circulation in the county that the property is for sale and a negotiated sale
18 shall not be completed until thirty (30) days after the publication of the legal notice. The Board
19 shall, by a majority vote of the members at a regular meeting, approve and record the price and
20 name of the purchaser of any property so sold.
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22
23 It is the expressed intent of the Board that surplus real property acquired by taxpayers'
24 dollars, should be sold. All surplus real property should be sold within ninety (90) days of being
25 declared surplus, to the highest bidder after advertising in a newspaper of general circulation in the
26 county at least seven (7) days prior to the sale. Auction is the preferred method of sale, but sealed
27 bids may be accepted instead. No surplus real property may be sold to a Board member or
28 employee without the solicitation of bids, preferably at auction. Sale of surplus real property shall
29 be made in accordance with the following procedures.
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31
32 When the Board determines that any real property is no longer needed for school purposes or
33 should, in the interest of the district, be exchanged for other property, it may sell or exchange such
34 property in accordance with the provisions that follow:
35

36 Sale of Property

- 37
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39 1. Prior to the sale, the Board shall cause the appraisal of the property by two appraisers who
40 shall make separate reports.
41
42 2. A notice of sale shall be published. The notice shall set out the terms and conditions of
43 sale. The Board may permit the bidders to specify conditions. The notice shall state that
44 bids will be received on a specified date.
45
46 3. All bids shall be available for examination by the public. Any bidder may raise his bid after
47 the Board has given notice by mail to other bidders. The Board may also conduct an
48 auction provided any previous bidder has been given written notice of the auction.
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1 4. The Board may sell the property to the highest and best bidder or may reject all bids.
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3 5. The Board may employ a broker or auctioneer who may be paid from the proceeds of the
4 sale without appropriation. The broker or auctioneer may not be one of the appraisers.
5

6 Trade-in Property 7

8 1. Where new property is purchased by the Board in accordance with law on condition that
9 property of a similar nature, owned by the Board is to be traded in or exchanged as a part of
10 such purchase in reduction of the price, such trade-in shall be legal without appraisal or notice
11 of sale.
12

13 Exchange of Property 14

15 1. In general any exchange of property shall follow as nearly as possible the procedure for the
16 sale of the property.
17

18 SCHOOL PROPERTIES DISPOSAL PROCEDURE 19

20 All surplus property, within 90 days of being declared surplus, shall be sold to the highest bidder
21 after advertising in a newspaper of general circulation at least seven days prior to the sale.
22

23 Surplus property is that property no longer having an intended use by the system and/or no longer
24 capable of being used because of condition.
25

26 Surplus property which has no value or has a value less than \$250, may be disposed of without the
27 necessity of bids. In order for such disposal without bids, the principal of the school with the
28 surplus property, the superintendent and the chairman of the Board must all agree in writing that
29 the property is of no value or is of a value less than \$250.
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34 Legal References: 35

36 TCA 49-2-206(3)
37 TCA 6-36-115
38 TCA 49-6-2007
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