

45A.045 Authority of cabinet -- Authority to promulgate administrative regulations -- Disposal of state-owned real and personal property.

- (1) The Finance and Administration Cabinet shall serve as the central procurement and contracting agency of the Commonwealth. The cabinet shall:
 - (a) Require all agencies to furnish an estimate of specific needs for supplies, materials, and equipment to be purchased by competitive bidding for the purpose of permitting scheduling of purchasing in large volume. The cabinet shall establish and enforce schedules for purchasing supplies, materials, and equipment. In addition, prior to the beginning of each fiscal year all agencies shall submit to the Finance and Administration Cabinet an estimate of all needs for supplies, materials, and equipment during that year which will have to be required through competitive bidding;
 - (b) Have the authority, with the approval of the secretary of the Finance and Administration Cabinet, to transfer between departments, to salvage, to exchange, and to condemn supplies, equipment, and real property; and
 - (c) Attempt in every practicable way to ensure that state agencies are fulfilling their business needs through the application of the best value criteria.
- (2) The Finance and Administration Cabinet shall recommend regulations, rules, and procedures and shall have supervision over all purchases by the various spending agencies, except as otherwise provided by law, and, subject to the approval of the secretary of the Finance and Administration Cabinet, shall promulgate administrative regulations to govern purchasing by or for all these agencies. The cabinet shall publish a manual of procedures which shall be incorporated by reference as an administrative regulation in accordance with KRS Chapter 13A. This manual shall be distributed to agencies and shall be revised upon issuance of amendments to these procedures. No purchase or contract shall be binding on the state or any agency thereof unless approved by the Finance and Administration Cabinet or made under general administrative regulations promulgated by the cabinet.
- (3) The Finance and Administration Cabinet shall purchase or otherwise acquire, or, with the approval of the secretary, may delegate and control the purchase and acquisition of the combined requirements of all spending agencies of the state, including, but not limited to, interests in real property, contractual services, rentals of all types, supplies, materials, equipment, and services.
- (4)
 - (a) The Finance and Administration Cabinet shall sell, trade, or otherwise dispose of any interest in real property of the state which is not needed, or has become unsuitable for public use, or would be more suitable to the public's interest if used in another manner, as determined by the secretary of the Finance and Administration Cabinet.
 - (b) The determination of the secretary of the Finance and Administration Cabinet shall be set forth in an order and shall be reached only after review of a written request by the agency desiring to dispose of the real property. This request shall describe the real property and state the reasons why the agency believes the real property should be disposed.

- (c) Before the disposal of real property, the secretary of the Finance and Administration Cabinet shall determine that:
 - 1. No other state agency has a purpose for the real property; and
 - 2. The city, county, urban-county government, or consolidated local government where the real property is located does not have an ownership interest in the real property.
- (d) All instruments required by law to be recorded which convey any interest in any real property so disposed of shall be executed and signed by the secretary of the Finance and Administration Cabinet and approved by the Governor.
- (e) Unless the secretary of the Finance and Administration Cabinet deems it in the best interest of the state to proceed otherwise, all interests in real property shall be sold either by invitation of sealed bids or by public auction. The selling price of any interest in real property shall not be less than the appraised value thereof as determined by the cabinet, or the Transportation Cabinet for the requirements of that cabinet.
- (f) A state agency notifying the Finance and Administration Cabinet of its intent to dispose of any interest in real property assigned to the state agency shall continue to provide maintenance and security of the existing structures, buildings, and land included in the real property until the sale or other disposition is complete.
- (g) In the event the Finance and Administration Cabinet receives no responsive bids for real property being disposed of, either by sealed bid or by public auction, the real property may be disposed of, consistent with the public interest, in any manner deemed appropriate by the secretary of the Finance and Administration Cabinet. A written description of the real property, the method of disposal, and the amount of compensation, if any, shall be made by the secretary of the Finance and Administration Cabinet.
- (5) (a) If state-owned real property is observed to be abandoned, or it has not been substantially utilized for a public use, the chief executive officer of the city, county, urban-county government, or consolidated local government where the real property is located may:
 - 1. Receive notice inquiring about the real property from a citizen, developer, or consultant as described in paragraph (d) of this subsection;
 - 2. Develop a plan for public use of the real property; and
 - 3. Submit a written notice to the secretary of the Finance and Administration Cabinet and the Capital Planning Advisory Board:
 - a. Expressing interest in the use of the real property;
 - b. Requesting state utilization information from the Finance and Administration Cabinet on the availability of the real property for disposal; and
 - c. Requesting the real property to be considered for sale, trade, or disposal.
- (b) Within sixty (60) calendar days of receiving written notice under paragraph

(a)3. of this subsection, the secretary of the Finance and Administration Cabinet shall send a written response to the chief executive officer of the city, county, urban-county government, or consolidated local government and the Capital Planning Advisory Board that includes but is not limited to:

1. The current occupancy and use of the real property;
 2. If the Finance and Administration Cabinet or other applicable state agency intends to evaluate real property for disposal under subsection (4) of this section or to maintain its ownership interest in the real property for public use; and
 3. Provide a description of the real property, current status, available and planned occupancy, utilization, restrictions of use, and a timeline for full utilization of the property.
- (c) If the applicable state agency determines to request disposal of the real property, the state agency and Finance and Administration Cabinet shall proceed in accordance with subsection (4) of this section.
- (d) A citizen, developer, or consultant may notify the chief executive officer of the city, county, urban-county government, or consolidated local government where state-owned real property is located if he or she observes that the state-owned real property is abandoned or not substantially utilized for public use.
- (6) The Finance and Administration Cabinet shall sell, trade, or otherwise dispose of all personal property of the state that is not needed, or has become unsuitable for public use, or would be more suitable to the public's interest if used in another manner, or, with the approval of the secretary, may delegate the sale, trade, or other disposal of the personal property. In the event the authority is delegated, the method for disposal shall be determined by the agency head, in accordance with administrative regulations promulgated by the Finance and Administration Cabinet, and shall be set forth in a document describing the property and stating the method of disposal and the reasons why the agency believes the property should be disposed of. In the event the authority is not delegated, requests to the Finance and Administration Cabinet to sell, trade, or otherwise dispose of the property shall describe the property and state the reasons why the agency believes the property should be disposed of. The method for disposal shall be determined by the Division of Surplus Properties, and approved by the secretary of the Finance and Administration Cabinet or his or her designee.
- (7) The Finance and Administration Cabinet shall exercise general supervision and control over all warehouses, storerooms, and stores and of all inventories of supplies, services, and construction belonging to the Commonwealth. The cabinet shall promulgate administrative regulations to require agencies to take and maintain inventories of plant property, buildings, structures, other fixed assets, and equipment. The cabinet shall conduct periodic physical audits of inventories.
- (8) The Finance and Administration Cabinet shall establish and maintain programs for the development and use of purchasing specifications and for the inspection, testing, and acceptance of supplies, services, and construction.
- (9) Nothing in this section shall prevent the Finance and Administration Cabinet from negotiating with vendors who maintain a General Services Administration price

agreement with the United States of America or any agency thereof. No contract executed under this provision shall authorize a price higher than is contained in the contract between the General Services Administration and the vendor affected.

- (10) Except as provided in KRS Chapters 175, 176, 177, and 180, and subject to the provisions of this code, the Finance and Administration Cabinet shall purchase or otherwise acquire all real property determined to be needed for state use, upon approval of the secretary of the Finance and Administration Cabinet as to the determination of need and as to the action of purchase or other acquisition. The amount paid for this real property shall not exceed the appraised value as determined by the cabinet or the Transportation Cabinet (for such requirements of that cabinet), or the value set by eminent domain procedure. Subject to the provisions of this code, real property or any interest therein may be purchased, leased, or otherwise acquired from any officer or employee of any agency of the state upon a finding by the Finance and Administration Cabinet, based upon a written application by the head of the agency requesting the purchase, and approved by the secretary of the Finance and Administration Cabinet and the Governor, that the employee has not either himself or herself, or through any other person, influenced or attempted to influence either the agency requesting the acquisition of the property or the Finance and Administration Cabinet in connection with such acquisition. Whenever such an acquisition is consummated, the request and finding shall be recorded and kept by the Secretary of State along with the other documents recorded pursuant to the provisions of KRS Chapter 56.
- (11) The Finance and Administration Cabinet shall maintain records of all purchases and sales made under its authority and shall make periodic summary reports of all transactions to the secretary of the Finance and Administration Cabinet, the Governor, and the General Assembly. The Finance and Administration Cabinet shall also report trends in costs and prices, including savings realized through improved practices, to the above authorities. The Finance and Administration Cabinet shall also compile an annual report of state purchases by all spending agencies in the state's statewide accounting and reporting system. The report format shall include, but not be limited to, dollar amount, volume, type of purchase, and vendor.
- (12) For capital construction projects, subject to the provisions of this code and KRS 45A.180, the procurement may be on whichever of the following alternative project delivery methods, in the judgment of the secretary of the Finance and Administration Cabinet after first considering the traditional design-bid-build project delivery method, offers the best value to the taxpayer:
 - (a) A design-build basis; or
 - (b) A construction management-at-risk basis.Proposals shall be reviewed by the engineering staff to assure quality and value, and compliance with procurement procedures. All specifications shall be written to promote competition. Nothing in this section shall prohibit the procurement of phased bidding or construction manager-agency services.
- (13) The Finance and Administration Cabinet shall have control and supervision over all purchases of energy-consuming equipment, supplies, and related equipment

purchased or acquired by any agency of the state as provided in this code, and shall promulgate administrative regulations to designate the manner in which an energy-consuming item will be purchased so as to promote energy conservation and acquisition of energy efficient products. Major energy components shall be amortized on a seven (7) to ten (10) years' recovery basis and shall take into consideration the projected cost of fuel. The Finance and Administration Cabinet, in consultation with the Cabinet for Economic Development, shall conduct a thorough economic feasibility analysis on any major energy-using component of at least three million (3,000,000) BTU's per hour heat input and shall issue a certificate of economic feasibility prior to the Finance and Administration Cabinet's purchasing or retrofitting any such component that utilizes any fuel other than coal. The economic feasibility analysis shall consist of life-cycle cost comparisons of a component that would utilize coal and one(s) that would utilize any fuel other than coal. For the analysis, the Finance and Administration Cabinet shall provide detailed estimates of equipment purchase price, installation cost, annual operation and maintenance costs, and usage patterns of energy-using components.

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History: Amended 2026 Ky. Acts ch. 134, sec. 128, effective July 15, 2026. -- Amended 2005 Ky. Acts ch. 85, sec. 69, effective June 20, 2005. -- Amended 2003 Ky. Acts ch. 98, sec. 2, effective June 24, 2003. -- Amended 2000 Ky. Acts ch. 5, sec. 7, effective July 14, 2000. -- Amended 1997 (1st Extra. Sess.) Ky. Acts ch. 4, sec. 24, effective May 30, 1997. -- Amended 1994 Ky. Acts ch. 277, sec. 4, effective July 15, 1994. -- Amended 1990 Ky. Acts ch. 496, sec. 1, effective July 13, 1990. -- Created 1978 Ky. Acts ch. 110, sec. 10, effective January 1, 1979.