

2022 Conveyance Legislation Reported Favorably by GAE Committee

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April 26, 2022 | 2022-R-0081

Issue

This report summarizes conveyance legislation reported favorably by the Government Administration and Elections (GAE) Committee in 2022.

Summary

The GAE Committee favorably reported six bills concerning the conveyance of state property. Collectively, the bills do the following:

1. authorize five new conveyances of state property in Cheshire, Rocky Hill, Sharon, and Torrington; and
2. amend one prior conveyance authorization for state property in Hamden.

Each bill is effective upon passage.

New Conveyances

The GAE Committee reported favorably five bills authorizing new conveyances of state property, as shown in Table 1 below. For each conveyance bill, the table lists (1) the property's location, custodial agency, approximate size, purpose for which it must be used, and cost, and (2) conditions that the conveyance is subject to. Except where noted, the listed town is the recipient.

Additionally, each bill (1) subjects the conveyance to the State Properties Review Board's (SPRB) approval within 30 days after the board receives the agency's proposed agreement and (2) includes standard conveyance provisions (e.g., requiring that the property remain under the custodial agency's care and control until the conveyance is completed).

Table 1: New Conveyance Authorizations

Bill	Town (Recipient, If Different)	Agency	Size/Purpose	Cost	Conditions
SB 466	Rocky Hill	Department of Transportation (DOT)	5.3 acres, no specified use; DOT must determine the precise area to be conveyed	<ul style="list-style-type: none"> Fair market value (FMV), as determined by averaging the appraisals of two DOT-selected independent appraisers, plus the conveyance's administrative costs 	<ul style="list-style-type: none"> N/A
SB 489	Cheshire (Chesprocott Health District)	Department of Correction (DOC)	2 acres, to be used for building a regional health district	<ul style="list-style-type: none"> Conveyance's administrative costs 	<ul style="list-style-type: none"> Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
SB 490	Cheshire	DOC	3.26 acres, to be used as a school bus depot	<ul style="list-style-type: none"> Conveyance's administrative costs 	<ul style="list-style-type: none"> Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
SB 491*	Sharon (St. Bridget Church)	Department of Energy and Environmental Protection (DEEP)	.0091 of an acre, no specified use; DEEP must determine the precise area to be conveyed	<ul style="list-style-type: none"> FMV, as determined by averaging the appraisals of two DEEP-selected independent appraisers, plus the conveyance's administrative costs 	<ul style="list-style-type: none"> N/A

Table 1 (continued)

Bill	Town (Recipient, If Different)	Agency	Size/Purpose	Cost	Conditions
SB 492	Torrington	Department of Administrative Services (DAS)	0.69 of an acre and existing improvements, to be used for municipal purposes	<ul style="list-style-type: none"> \$1 plus the conveyance's administrative costs 	<ul style="list-style-type: none"> Parcel reverts to the state if the town (1) does not use the property and improvements as specified, (2) does not retain ownership of the entire property and improvements, or (3) leases all or part of the property and improvements These restrictions sunset 25 years after the date of the conveyance

*Bill must pass by a two-thirds majority of each chamber's membership (i.e., 101 votes in the House and 24 in the Senate) in order to be enacted (see Background).

Amended Conveyance

[SB 488](#) amends a conveyance authorized in 2019 from DAS (on behalf of the Department of Children and Families) to Hamden. It does so by extending the deadline for completing the conveyance by two years, from June 30, 2021, to June 30, 2023. As under existing law, the DAS commissioner may further extend the deadline by up to 12 months upon the town's request. The town must reimburse the state for the extension's costs.

The 2019 legislation ([SA 19-4](#)) authorized the conveyance of a 50.29-acre parcel (and any improvements) for \$1,708,300, plus the conveyance's administrative costs.

Background

State Constitution

The state constitution prohibits the legislature from enacting legislation requiring a state agency to sell, transfer, or otherwise dispose of any real property or interest in real property to anyone besides another state agency unless the legislation (1) has had a public hearing and (2) is limited to one specific conveyance (i.e., each bill may contain only one conveyance).

Additionally, for property under DEEP's or the Department of Agriculture's custody or control, the legislation must pass by a two-thirds majority of each chamber's membership to be enacted ([Conn. Const. art. III, § 20](#)).

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