



General Assembly

January Session, 2025

Committee Bill No. 6735

LCO No. 5682



Referred to Committee on VETERANS' AND MILITARY
AFFAIRS

Introduced by:
(VA)

***AN ACT PROHIBITING THE OWNERSHIP, POSSESSION OR
ACQUISITION OF INTERESTS IN REAL PROPERTY UPON OR
ABUTTING MILITARY INSTALLATIONS OR AGRICULTURAL LANDS
BY CERTAIN FOREIGN ENTITIES.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

2 (1) "Agricultural land" has the same meaning as provided in section
3 22-26bb of the general statutes;

4 (2) "Foreign country of concern" means the People's Republic of
5 China or the Russian Federation, including any agency thereof or any
6 other entity of significant control thereof;

7 (3) "Foreign principal" means (A) the government or any official of
8 the government of a foreign country of concern, (B) a political party or
9 member of a political party, or any subdivision of a political party, of a
10 foreign country of concern, (C) (i) a partnership, association,
11 corporation, organization or other combination of other persons
12 organized under the laws of, or having its principal place of business in,

13 a foreign country of concern, or (ii) a subsidiary of any entity described
14 in subparagraph (C)(i) of this subdivision, or (D) a person who is
15 domiciled in a foreign country of concern and is not a citizen or lawful
16 permanent resident of the United States; and

17 (4) "Military installation" means any military building, structure,
18 parcel of land or training site owned, leased or controlled by the federal
19 or state government.

20 (b) A foreign principal shall not (1) directly or indirectly own, (2)
21 possess a controlling interest in, or (3) acquire by purchase, grant or
22 devise, any interest in real property that is upon or that abuts any
23 military installation or agricultural land in this state.

24 (c) A buyer of an interest in real property that abuts any military
25 installation or agricultural land in this state shall (1) at the time of
26 purchase, sign an affidavit signed under penalty of perjury attesting that
27 (A) such buyer is not a foreign principal, and (B) such purchase is not in
28 violation of the provisions of subsection (b) of this section, and (2) not
29 later than one business day after such purchase, file such affidavit with
30 the Adjutant General. The failure of the buyer or seller of such interest
31 in real property to retain a copy of such affidavit shall not affect the title,
32 or the insurability of the title, of such interest or subject any closing
33 agent for such buyer or seller to civil liability, unless any closing
34 attorney for such buyer or seller has actual knowledge that such
35 purchase is in violation of the provisions of subsection (b) of this section.

36 (d) (1) Any interest in real property owned, possessed or acquired in
37 violation of subsection (b) of this section shall be subject to forfeiture in
38 accordance with the provisions of this subsection.

39 (2) The Attorney General shall enforce the provisions of this section
40 by bringing a civil action in the superior court for the judicial district in
41 which such interest in real property is located for the forfeiture of such
42 interest owned, possessed or acquired in violation of subsection (b) of
43 this section.

44 (3) At any time during such forfeiture proceedings, the Attorney
 45 General may seek from such superior court an ex parte order of seizure
 46 of such interest in real property upon a showing that control of such
 47 interest by the party against whom such civil action was brought
 48 constitutes a clear and present danger to the state.

49 (4) If such superior court determines that such interest in real
 50 property is owned, possessed or acquired in violation of subsection (b)
 51 of this section, the court shall enter a final judgment of forfeiture vesting
 52 title to such interest in the state, subject only to the rights and interests
 53 of bona fide lienholders.

54 (5) The Commissioner of Administrative Services on behalf of the
 55 state may sell such interest in real property, subject to a final judgment
 56 of forfeiture. Proceeds from such a sale shall be applied first to the
 57 payment of each bona fide lienholder described in subdivision (3) of this
 58 subsection, next to the payment of each outstanding fine assessed by
 59 such superior court under this subsection and then to the payment of
 60 the person or entity who was divested of such interest in real property
 61 pursuant to this subsection.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section

Statement of Purpose:

To prohibit the ownership, possession or acquisition of interests in real property upon or abutting military installations or agricultural lands by certain foreign entities.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. CANDELORA V., 86th Dist.; REP. O'DEA, 125th Dist.
 REP. RUTIGLIANO, 123rd Dist.; REP. ACKERT, 8th Dist.

REP. PERILLO J., 113th Dist.; REP. ZUPKUS, 89th Dist.
REP. ZAWISTOWSKI, 61st Dist.; REP. CARNEY, 23rd Dist.
REP. FISHBEIN, 90th Dist.; REP. ANDERSON, 62nd Dist.
REP. DIGIOVANCARLO, 74th Dist.; REP. VAIL, 52nd Dist.
SEN. GORDON, 35th Dist.

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