



General Assembly

**Substitute Bill No. 6735**

January Session, 2025



**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) (1) A foreign principal shall not (A) directly or indirectly own, (B)  
21 possess a controlling interest in, or (C) 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 (2) A buyer of an interest in real property that abuts any military  
25 installation or agricultural land in this state shall (A) at the time of  
26 purchase, sign an affidavit under penalty of perjury attesting that (i)  
27 such buyer is not a foreign principal, and (ii) such purchase is not in  
28 violation of the provisions of subdivision (1) of this subsection, and (B)  
29 not later than one business day after such purchase, file such affidavit  
30 with the Adjutant General. The failure of the buyer or seller of such  
31 interest in real property to retain a copy of such affidavit shall not affect  
32 the title, or the insurability of the title, of such interest or subject any  
33 closing 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 subdivision (1) of this  
36 subsection.

37 (c) If a foreign principal is a prospective buyer of an interest in real  
38 property that is within a three-mile radius of any military installation in  
39 this state, such foreign principal shall give notice of such foreign  
40 principal's intent to buy such interest to the Adjutant General not later  
41 than thirty days prior to such prospective purchase and in a form and  
42 manner prescribed by the Adjutant General. Immediately upon receipt  
43 of such notice, the Adjutant General shall review such prospective  
44 purchase as it relates to the protection of public safety and security. Not  
45 later than fifteen days after receipt of such notice, the Adjutant General  
46 shall issue, in writing, to such prospective buyer and the Attorney  
47 General the detailed findings of such review and a recommendation for  
48 or against such prospective purchase.

49 (d) (1) (A) Any interest in real property owned, possessed or acquired  
50 in violation of subdivision (1) of subsection (b) of this section shall be  
51 subject to forfeiture in accordance with the provisions of this subsection.

52 (B) Any interest in real property the prospective purchase of which  
53 the Adjutant General recommended against under subsection (c) of this  
54 section may be subject to forfeiture in accordance with the provisions of  
55 this subsection.

56 (2) The Attorney General is authorized to enforce the provisions of  
57 this section by bringing a civil action in the superior court for the judicial  
58 district in which an interest in real property described in subparagraph  
59 (A) or (B) of subdivision (1) of this subsection, as applicable, is located  
60 for the forfeiture of such interest.

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

66 (4) If such superior court determines that (A) such interest in real  
67 property is owned, possessed or acquired in violation of subdivision (1)  
68 of subsection (b) of this section, or (B) the basis for the Adjutant  
69 General's recommendation against the prospective purchase of such  
70 interest in real property under subsection (c) of this section was  
71 reasonable, the court shall enter a final judgment of forfeiture vesting  
72 title to such interest in the state, subject only to the rights and interests  
73 of bona fide lienholders.

74 (5) The Commissioner of Administrative Services on behalf of the  
75 state may sell such interest in real property, subject to a final judgment  
76 of forfeiture. Proceeds from such a sale shall be applied first to the  
77 payment of each bona fide lienholder described in subdivision (4) of this  
78 subsection that may exist, next to the payment of each outstanding fine  
79 that may have been assessed by such superior court during such  
80 forfeiture proceedings and then to the payment of the person or entity

81 who was divested of such interest in real property pursuant to this  
82 subsection.

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

**Statement of Legislative Commissioners:**

In Subsec. (b)(2), "sign an affidavit signed under" was changed to "sign an affidavit under" for clarity.

**VA**      *Joint Favorable Subst.*