



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:		
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Section 1	<i>October 1, 2025</i>	New section
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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.*