

2025 Conveyance Legislation Reported Favorably by GOS Committee

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Issue

This report summarizes conveyance legislation reported favorably by the Government Oversight (GOS) Committee in 2025.

Summary

The GOS Committee favorably reported 14 bills concerning the conveyance of state property. Collectively, the bills do the following:

1. authorize 10 new conveyances of state property in Bethel, Cheshire, Danbury, Hamden, Hartford, North Canaan, Preston, Sprague, and Willington;
2. amend three prior conveyance authorizations in Newtown and Southbury; and
3. repeal two prior conveyance authorizations in East Haddam and Hamden.

New Conveyances

The GOS Committee reported favorably 10 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 (if any), and cost; and (2) conditions that the conveyance is subject to.

Additionally, each bill (1) subjects the conveyance to the State Properties Review Board's approval within 30 days after the board receives the agency's proposed agreement; (2) is effective upon

passage; and (3) 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 (if applicable)	Cost	Conditions
sSB 1563	North Canaan	Department of Transportation (DOT)	Four parcels totaling 27.45 acres	Fair market value (FMV), as determined by the average appraisal of two independent appraisers selected by the DOT commissioner, plus the conveyance's administrative costs	Any proceeds from the sale must be deposited in the Special Transportation Fund (STF)
SB 1565	Sprague (Avalonia Land Conservancy, Inc.)	DOT	Four parcels totaling 46.8 acres for conservation purposes	The conveyance's administrative costs	Parcel reverts to the state if the land conservancy (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 Prohibits the conservancy from constructing within or using the parcels in any manner that may promote development in the floodplain or that may violate the National Flood Insurance Program requirements Sprague administers and enforces

Table 1 (continued)

Bill	Town (Recipient, if Different)	Agency	Size/Purpose (if applicable)	Cost	Conditions
SB 1566	Cheshire	Department of Administrative Services (DAS), on behalf of the Department of Correction	1.554 acres for additional space for the adjacent school bus depot	\$1 plus the conveyance's administrative costs	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 1567	Willington	DOT	0.18 acres for the nearby fire station	The conveyance's administrative costs (plus any survey costs if DOT deems a survey necessary)	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
sHB 7279	Bethel	DOT	0.4 acres (no specified purpose)	FMV, as determined by the average appraisal of two independent appraisers selected by the DOT commissioner, plus the conveyance's administrative costs	None
sHB 7280	Danbury	DAS	0.33 acres for municipal purposes	The conveyance's administrative costs	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

Table 1 (continued)

Bill	Town (Recipient, if Different)	Agency	Size/Purpose (if applicable)	Cost	Conditions
sHB 7283	Hartford (Capital Region Development Authority)	DAS	0.4 acres for housing or economic development purposes	No cost	Parcel must be conveyed upon removing its contents, but not later than one year from the bill's passage
					Parcel reverts to the state if the authority does not develop it within 10 years after the conveyance
HB 7284	Preston	DAS, on behalf of the Department of Mental Health and Addiction Services	1.98 acres for open space, recreational, or farmers' market purposes	The conveyance's administrative costs	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
sHB 7285	Hamden	DAS, on behalf of the Department of Children and Families	50.29 acres (no specified purpose)	\$1.5 million, plus the conveyance's administrative costs	If DAS does not convey the parcel by June 30, 2026, the conveyance is terminated; DAS may authorize a six- month extension if requested by the town (and the town must reimburse for any costs attributable to an extension)
					Repeals SA 19-4 , as amended by SA 22-17 (see below)

Table 1 (continued)

Bill	Town (Recipient, if Different)	Agency	Size/Purpose (if applicable)	Cost	Conditions
sHB 7286	North Canaan	DOT	9.45 acres for open space or low impact nonmotorized public recreation purposes, including an existing greenway trail; a portion may also be used to build a not-for-profit fire and emergency services facility to be used and managed by the North Canaan Fire Company	The conveyance's administrative costs (plus any survey costs if DOT deems a survey necessary)	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 (except for transfers to a nonprofit to facilitate or manage for allowed purposes), or (3) leases all or part of it (except for leases to a nonprofit as described above)
					Town may use up to four acres of the parcel for the fire and emergency services facility, as long as the town retains ownership; this parcel reverts to the state if not used for this purpose
					Subject to an easement in favor of the Housatonic Railroad Company for maintaining a railroad spur abutting the parcel
					Any sale or lease proceeds from the nonprofit must be for FMV and deposited in the STF

Amended Conveyances

Two of the bills reported by the GOS Committee amend previous authorizations to convey state property, as shown in Table 2 below. For each amended authorization, the table lists the property's location (and recipient if different from the town), conveying agency, and changes made by the bill.

One bill also removes a restriction contained in the deed from the state to Newtown requiring the town to use one of the conveyed parcels (i.e. Parcel B) for economic development purposes. Instead, the bill authorizes the parcel's use only for open space or recreational purposes. If the parcel is not used for those purposes, the land reverts to the state ([sSB 1562](#)).

Table 2: Amended Conveyance Authorizations

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
sSB 1564	Newtown (Catherine Violet Hubbard Foundation, Inc.)	Department of Agriculture*	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	Allows the lease of the parcels without reversion to the state	<p>Authorizes the foundation to commit a portion or all of the parcel as security for a loan to obtain financing for constructing an educational barn, a main facility, and a veterinary intake facility on the parcel</p> <p>Allows the foundation to agree to subject the parcel to foreclosure in the event of default; if in foreclosure, gives the state, followed by Newtown, the first rights of refusal to purchase the land</p>

Table 2 (continued)

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
sHB 7281	Southbury	DAS, on behalf of the Department of Developmental Services	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, provided this restriction does not apply to a lease to a nonprofit organization for senior housing purposes or a subsequent sublease for qualifying low-income senior housing	Authorizes sale, lease, subsequent sublease, or transfer to a third party for housing purposes, subject to certain requirements, without reverter Eliminates provisions regarding senior housing, including sublease provisions	Any sale or lease proceeds in excess of the sale or lease costs must be deposited in a trust fund, established by the town, for paying costs associated with infrastructure to support affordable housing under the bill
					Requires that at least 30% of the housing units constructed on the conveyed parcel must contain affordable housing covenants for at least 40 years
					If the construction of housing has not commenced within four years after the conveyance, as determined by the DAS commissioner, the parcel reverts to the state unless the commissioner grants an extension

*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).

Repealed Conveyances

[HB 7278](#) repeals a conveyance to the town of East Haddam ([SA 23-30](#)) of 0.94 acres for FMV, plus administrative costs.

[sHB 7285](#) (see Table 1 above) repeals a conveyance to Hamden ([SA 19-4](#), as amended by [SA 22-17](#)) for 50.29 acres for \$1,708,300, plus 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 the Department of Environmental Protection'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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