



House of Representatives

General Assembly

File No. 688

February Session, 2026

Substitute House Bill No. 5579

House of Representatives, April 20, 2026

The Committee on Government Oversight reported through REP. DATHAN of the 142nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT AMENDING A CONVEYANCE OF PARCELS OF STATE LAND TO THE TOWN OF CHESHIRE.

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

1 Section 1. Special act 19-4 of the July special session is amended to
2 read as follows (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Transportation shall convey to the town of Cheshire
5 three parcels of land located in the town of Cheshire at a cost equal to
6 the administrative costs of making such conveyance. The first parcel of
7 land has an area of approximately 3.59 acres and is identified as Lot 31
8 on town of Cheshire Tax Assessor's Map 4. The second parcel of land
9 has an area of approximately 0.88 acre and is identified as Lot 32 on
10 town of Cheshire Tax Assessor's Map 4. The third parcel of land has an
11 area of approximately 43.6 acres and is identified as Lot 33 on town of
12 Cheshire Tax Assessor's Map 4. The precise size and area of said parcels
13 to be conveyed shall be determined by the commissioner. The

14 conveyance of said parcels shall be subject to the approval of the State
15 Properties Review Board.

16 (b) The town of Cheshire shall sell said parcels of land for the
17 purposes of (1) economic development, [purposes] (2) the development
18 of a medical facility, (3) the development of housing, or (4) the
19 preservation of open space. If the town does not sell said parcels for
20 [economic development purposes within five years after the
21 conveyance] one or more of the purposes set forth in subdivisions (1) to
22 (4), inclusive, of this subsection before July 1, 2031, the parcels shall
23 revert to the state of Connecticut. Any sale of said parcels shall be made
24 at a cost equal to the fair market value of said parcels, as determined by
25 the average of the appraisals of two independent appraisers selected by
26 the commissioner. Such appraisals shall be completed not later than six
27 months after such conveyance and shall be updated as necessary. Any
28 funds received by the town of Cheshire from a sale in accordance with
29 this subsection shall be transferred to the State Treasurer for deposit in
30 the Special Transportation Fund.

31 (c) The State Properties Review Board shall complete its review of the
32 conveyance of said parcels of land not later than thirty days after it
33 receives a proposed agreement from the Department of Transportation.
34 The land shall remain under the care and control of said department
35 until a conveyance is made in accordance with the provisions of this
36 section. The State Treasurer shall execute and deliver any deed or
37 instrument necessary for a conveyance under this section, which deed
38 or instrument shall include provisions to carry out the purposes of
39 subsection (b) of this section. The commissioner shall have the sole
40 responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 19-4, July Sp. Sess.

Statement of Legislative Commissioners:

In Subsec. (b), "subdivisions (1) to (4), inclusive, of" was added for clarity.

GOS *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Resources of the Special Transportation Fund	TF - Potential Revenue Gain	See Below	See Below

Note: TF=Transportation Fund

Municipal Impact: None

Explanation

The bill expands allowable uses and extends the deadline for sale for parcels of land conveyed in special act 19-4.

To the extent the sale is completed under the original terms or does not occur prior to July 1, 2031, there is no fiscal impact from the bill.

To the extent that the sale happens under the revised terms, either for the expanded uses or within the extended deadline, the bill precludes reversion of control of the property to the state and there would be a revenue gain to the Special Transportation Fund equal to the selling price of the parcels before July 1, 2031.

The Out Years

The conveyance action is one time in nature. Control of the asset would continue into the future as described above, subject to future municipal decisions.

OLR Bill Analysis

sHB 5579

AN ACT AMENDING A CONVEYANCE OF PARCELS OF STATE LAND TO THE TOWN OF CHESHIRE.

SUMMARY

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Oversight Committee can be found in an annual report prepared by OLR. For 2026, this is OLR Report 2026-R-0063.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable

Yea 12 Nay 0 (04/06/2026)