

# OFFICE OF FISCAL ANALYSIS

Legislative Office Building, Room 5200  
Hartford, CT 06106 ◊ (860) 240-0200  
<http://www.cga.ct.gov/ofa>

HB-5583

AN ACT CONCERNING CONVEYANCE OF PARCELS OF STATE  
LAND IN THE TOWN OF DERBY.

As Amended by House "A" (LCO 4711)

House Calendar No.: 477

---

## **OFA Fiscal Note**

### **State Impact:**

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Resources of the Special Transportation Fund	TF - Revenue Gain	Potential	Potential
Department of Transportation	TF - Loss of Asset	See Below	See Below
Connecticut Municipal Development Authority	ZEMG8 - Gain of Asset	See Below	See Below
Connecticut Municipal Development Authority	ZEMG8 - Cost	See Below	See Below

Note: TF=Transportation Fund; ZEMG8=Resources of CMDA

**Municipal Impact:** None

### **Explanation**

The bill conveys several parcels of land, totaling 1.5 acres, from the Department of Transportation (DOT) to the Connecticut Municipal Development Authority (CMDA).

This results in a transfer of assets from DOT to CMDA, with CMDA paying the fair market value and administrative costs of the transfer. DOT would lose use of the asset and gain revenues equal to the fair market value of the property to the STF. CMDA would gain use of the asset and would pay fair market value of the property and the administrative costs of the conveyance.

The land conveyance is subject to the review and approval of the State Properties Review Board.

Primary Analyst: EMG  
Contributing Analyst(s):  
Reviewer: PM

4/30/26

House "A" adds a requirement that CMDA pay fair market value of the property and removes a requirement that CMDA develop, sell, or lease the property within ten years or have the property revert to DOT control, which results in revenue gain to the STF instead of potential revenue gain.

***The Out Years***

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