



General Assembly

February Session, 2026

Substitute Bill No. 5579



**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*