



House of Representatives

File No. 760

General Assembly

February Session, 2026

(Reprint of File No. 678)

Substitute House Bill No. 5578
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 1, 2026

**AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE
LAND TO THE CHESPROCOTT HEALTH DISTRICT.**

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

1 Section 1. Special act 22-18 is amended to read as follows (*Effective*
2 *from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Administrative Services, on behalf of the
5 Commissioner of Correction, shall convey to the Chesprocott Health
6 District a parcel of land located in the town of Cheshire, at a cost equal
7 to the administrative costs of making such conveyance. Said parcel of
8 land has an area of approximately 2 acres and is identified as a portion
9 of the approximately 166.95 acre parcel containing the Cheshire
10 Correctional Institute, a portion of Block 57 on Town of Cheshire Tax
11 Assessor's Map 36, and adjoining the parcel conveyed pursuant to
12 section 2 of special act 14-23. The conveyance shall be subject to the
13 approval of the State Properties Review Board.

14 (b) The Chesprocott Health District shall use said parcel of land for
15 purposes of building a regional health district, including to house
16 Division of Emergency Management and Homeland Security Region
17 No. 2 and emergency support function No. 8, public health and medical
18 services, except the health district may (1) permit a nonprofit
19 organization to use said parcel of land, or a portion of said parcel, for
20 the provision of temporary housing, or (2) convey said parcel, or a
21 portion of said parcel, to a nonprofit organization for the provision of
22 temporary housing, provided any such housing meets any applicable
23 local zoning requirements. If the health district:

24 [(1)] (A) Does not use said parcel for any of said purposes;

25 [(2)] (B) Does not retain ownership of all of said parcel, other than a
26 conveyance to a nonprofit organization for temporary housing
27 purposes; or

28 [(3)] (C) Leases all or any portion of said parcel, other than a lease to
29 a nonprofit organization for temporary housing purposes, the parcel
30 shall revert to the state of Connecticut. Any sale of said parcel to a
31 nonprofit organization in accordance with the provisions of this section
32 shall be for the fair market value of the property, as determined by the
33 average of the appraisals of two independent appraisers selected by the
34 Commissioner of Administrative Services. Any funds received by the
35 health district from a sale or lease for temporary housing purposes in
36 accordance with the provisions of this subsection shall be transferred to
37 the State Treasurer for deposit in the General Fund.

38 (c) The State Properties Review Board shall complete its review of the
39 conveyance of said parcel of land not later than thirty days after it
40 receives a proposed agreement from the Department of [Correction]
41 Administrative Services. The land shall remain under the care and
42 control of [said department] the Department of Correction until a
43 conveyance is made in accordance with the provisions of this section.
44 The State Treasurer shall execute and deliver any deed or instrument
45 necessary for a conveyance under this section, which deed or instrument

46 shall include provisions to carry out the purposes of subsection (b) of
47 this section. The Commissioner of [Correction] Administrative Services
48 shall have the sole responsibility for all other incidents of such
49 conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 22-18

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 General Fund	GF - Potential Revenue Gain	See Below	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill modifies a conveyance approved in special act 22-18 by expanding the eligible uses, including allowing the Chesprocott Health District to lease the land for a specified purpose without the land reverting to state control. The bill also requires that any allowed sale of the property be for fair market value and that the proceeds from a sale or newly allowed lease be deposited in the General Fund. There is a potential revenue gain to the state, to the extent that the allowed lease or sale is enacted.

House "A" requires any sale of the property to be for fair market value. To the extent a sale of the property happens and the price would have otherwise differed from fair market value, this results in a change in the amount of revenue deposited in the general fund.

The Out Years

The conveyance action is one time in nature. Control of the asset and deposit of revenue from an allowed lease would continue into the future as described above, subject to future decisions.

OLR Bill Analysis

sHB 5578 (as amended by House "A")

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND TO THE CHESPROCOTT HEALTH DISTRICT.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable Substitute

Yea 8 Nay 3 (04/06/2026)