



House of Representatives

General Assembly

File No. 679

February Session, 2026

Substitute House Bill No. 5581

House of Representatives, April 16, 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 PRIOR CONVEYANCE OF A PARCEL OF STATE LAND TO THE TOWN OF ROCKY HILL.

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

1 Section 1. Special act 22-16 is amended to read as follows (*Effective*
2 *from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Transportation shall convey to the town of Rocky Hill
5 a parcel of land located in the town of Rocky Hill, at a cost equal to [the
6 fair market value of the property, as determined by the average of the
7 appraisals of two independent appraisers selected by the commissioner,
8 plus] the administrative costs of making such conveyance. Said parcel
9 of land has an area of approximately 5.3 acres, [and] is identified as the
10 parcel of land located at 1090 Maple Street [,] and is further identified as
11 "RELEASE AREA" on a map entitled "Compilation Plan, Town of Rocky
12 Hill, Map Showing Land Released to ____ by the State of Connecticut
13 Department of Transportation, Interstate Route 291, scale 1"=40',
14 August 2021, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering
15 and Construction". The precise area of the parcel to be conveyed shall

16 be determined by the Department of Transportation. The conveyance
17 shall be subject to the approval of the State Properties Review Board.

18 (b) The town of Rocky Hill shall use said parcel of land for open space
19 or passive recreational purposes. If the town of Rocky Hill:

20 (1) Does not use said parcel for either of said purposes;

21 (2) Does not retain ownership of all of said parcel; or

22 (3) Leases all or any portion of said parcel,

23 the parcel shall revert to the state of Connecticut.

24 [(b)] (c) The State Properties Review Board shall complete its review
25 of the conveyance of said parcel of land not later than thirty days after
26 it receives a proposed agreement from the Department of
27 Transportation. The land shall remain under the care and control of said
28 department until a conveyance is made in accordance with the
29 provisions of this section. The State Treasurer shall execute and deliver
30 any deed or instrument necessary for a conveyance under this section,
31 which deed or instrument shall include provisions to carry out the
32 purposes of subsection (b) of this section. The Commissioner of
33 Transportation shall have the sole responsibility for all other incidents
34 of such conveyance. Any funds received by said department from a
35 conveyance of said parcel in accordance with this section shall be
36 transferred to the State Treasurer for deposit in the Special
37 Transportation Fund.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 22-16

Statement of Legislative Commissioners:

In Subsec. (b), "space and passive" was changed to "space or passive" for accuracy and consistency with standard drafting conventions.

GOS *Joint Favorable Subst.*

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 - Precludes revenue gain	See Below	See Below
Department of Transportation	TF - Gain of Asset	Potential	Potential

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Rocky Hill	Savings	See Below	See Below
Rocky Hill	Loss of Asset	Potential	Potential

Explanation

The bill modifies a conveyance approved in special act 22-16 by removing the requirement that the town of Rocky Hill pay the fair market value of the asset, which precludes a revenue gain to Special Transportation Fund and reduces the cost to the town of Rocky Hill in the amount of the fair market value of the property (most recently valued at approximately \$668,800).

Additionally, the bill adds a requirement that the asset would revert to state control if the recipient does not use the land for specified purposes, which results in a potential loss of asset to the town of Rocky Hill and potential gain of asset for the state.

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 5581

AN ACT AMENDING A PRIOR CONVEYANCE OF A PARCEL OF STATE LAND TO THE TOWN OF ROCKY HILL.

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 Substitute

Yea 9 Nay 3 (04/06/2026)