



House of Representatives

File No. 761

General Assembly

February Session, 2026

(Reprint of File No. 691)

House Bill No. 5583
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 1, 2026

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

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Transportation shall convey
3 to the Connecticut Municipal Development Authority parcels of land
4 located in the town of Derby, at a cost equal to the fair market value of
5 the property, as determined by the average of the appraisals of two
6 independent appraisers selected by the commissioner, plus the
7 administrative costs of making such conveyance. Said parcels of land
8 have an area of approximately 1.5 acres and are identified as Lots 178,
9 181, 182, 183, 184, 185, 190, 191, 193 and 211 on town of Derby Tax
10 Assessor's Map 8-5 and Lot 7 on town of Derby Tax Assessor's Map 8-3.
11 The precise size and area of the parcels to be conveyed shall be
12 determined by the Commissioner of Transportation. The conveyance
13 shall be subject to the approval of the State Properties Review Board.

14 (b) The State Properties Review Board shall complete its review of the
15 conveyance of said parcels of land not later than thirty days after it
16 receives a proposed agreement from the Department of Transportation.
17 The land shall remain under the care and control of said department
18 until a conveyance is made in accordance with the provisions of this
19 section. The State Treasurer shall execute and deliver any deed or
20 instrument necessary for a conveyance under this section. The
21 Commissioner of Transportation shall have the sole responsibility for all
22 other incidents of such conveyance. Any funds received by the
23 Department of Transportation from a sale of said parcels in accordance
24 with this section shall be transferred to the Treasurer for deposit in the
25 Special Transportation Fund.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

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 - 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.

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.

OLR Bill Analysis

HB 5583 (as amended by House "A")

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

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable

Yea 11 Nay 1 (04/06/2026)