



Senate

General Assembly

File No. 656

February Session, 2026

Substitute Senate Bill No. 518

Senate, April 16, 2026

The Committee on Government Oversight reported through SEN. GADKAR-WILCOX of the 22nd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF MIDDLETOWN.

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

1 Section 1. Section 17 of public act 05-279, as amended by special act
2 24-11, is amended to read as follows (*Effective July 1, 2026*):

3 (a) Whereas the parcel of land described in subsection (a) of section 2
4 of special act 95-25, having an area of approximately ten acres and sold
5 to the Shiloh Baptist Community Development Corporation in a deed
6 recorded on the city of Middletown Land Records in Volume 1278 at
7 Page 942, has reverted to the state of Connecticut, notwithstanding any
8 provision of the general statutes, the Commissioner of Administrative
9 Services shall convey said parcel of land to the Shiloh Baptist
10 Community Development Corporation, at a cost equal to the
11 administrative costs of making such conveyance. The conveyance shall
12 be subject to the approval of the State Properties Review Board.

13 (b) Not later than June 30, 2029, the Shiloh Baptist Community

14 Development Corporation shall use the parcel for moderate-income
 15 housing and recreational or community facilities open to the public. Such
 16 housing and facilities shall comply with all nondiscrimination
 17 requirements concerning the occupancy of housing or the use of facilities,
 18 which are developed in whole or in part with federal assistance, and said
 19 parcel of land and such housing and facilities shall not be used for the
 20 teaching or practicing of religion. If (1) construction is not commenced on
 21 said parcel of land [is not used] or a loan signed to be used for financing
 22 such construction for the development of such housing and facilities by
 23 June 30, 2029, or (2) such housing or facilities do not comply with such
 24 requirements at any time after the conveyance of the parcel occurring on
 25 or after July 1, 2024, the parcel of land shall revert to the state of
 26 Connecticut. The reverter provisions of this subsection in effect on and
 27 after July 1, 2024, shall replace and extinguish any prior reverter
 28 provisions recorded on the city of Middletown Land Records, including
 29 in the deed recorded in Volume 1278 at Page 942 of said land records.

30 (c) The State Properties Review Board shall complete its review of the
 31 conveyance of said parcel of land not later than thirty days after it
 32 receives a proposed agreement from the Department of Administrative
 33 Services. The land shall remain under the care and control of said
 34 department until a conveyance is made in accordance with the
 35 provisions of this section. The State Treasurer shall execute and deliver
 36 any deed or instrument necessary for a conveyance under this section,
 37 which deed or instrument shall include provisions to carry out the
 38 purposes of subsections (a) and (b) of this section. The Commissioner of
 39 Administrative Services shall have the sole responsibility for all other
 40 incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2026	PA 05-279, Sec. 17

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:** None**Municipal Impact:** None**Explanation**

The bill, which alters the ways in which the land recipient can demonstrate achieving allowable use before an existing 2029 deadline from a conveyance of land most recently amended by special act 24-11, does not result in a fiscal impact.

The Out Years**State Impact:** None**Municipal Impact:** None

OLR Bill Analysis

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AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF MIDDLETOWN.

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)