



# Senate

General Assembly

**File No. 659**

February Session, 2026

Senate Bill No. 522

*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 bill ought to pass.

## ***AN ACT CONVEYING A PARCEL OF STATE LAND TO THE TOWN OF KILLINGWORTH.***

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 Energy and Environmental  
3 Protection shall convey to the town of Killingworth a parcel of land  
4 located on Roast Meat Hill Road at a cost equal to the fair market value  
5 of 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 parcel of land has  
8 an area of approximately ten acres, and is a portion of a parcel of land  
9 depicted as Lot 50 on the Killingworth Tax Assessor Map 24 and  
10 described in a warranty deed recorded September 28, 2001, in Book 170  
11 at Page 272 of the Killingworth Land Records. The precise size and area  
12 of the parcel to be conveyed shall be determined by the Commissioner  
13 of Energy and Environmental Protection. If a survey of said parcel of  
14 land for the purpose of the conveyance is deemed necessary by the

15 commissioner, the town of Killingworth shall pay the costs of any such  
16 survey. The conveyance shall be subject to the approval of the State  
17 Properties Review Board.

18 (b) The State Properties Review Board shall complete its review of the  
19 conveyance of said parcel of land not later than thirty days after it  
20 receives a proposed agreement from the Commissioner of Energy and  
21 Environmental Protection. The land shall remain under the care and  
22 control of said commissioner until a conveyance is made in accordance  
23 with the provisions of this section. The State Treasurer shall execute and  
24 deliver any deed or instrument necessary for a conveyance under this  
25 section. The Commissioner of Energy and Environmental Protection  
26 shall have the sole responsibility for all other incidents of such  
27 conveyance.

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

**GOS**      *Joint Favorable*

*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 \$
Department of Energy and Environmental Protection	GF - Loss of Asset	See Below	See Below
Resources of the General Fund	GF - Revenue Gain	See Below	See Below

Note: GF=General Fund

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
Killingworth	Cost	See Below	See Below
Killingworth	Gain of Asset	See Below	See Below

**Explanation**

The bill conveys a specified parcel of land on Roast Meat Hill Road, a part of Cockaponset State Forest totaling approximately 10 acres, from the Department of Energy and Environmental Protection to the town of Killingworth. The state would lose use of the asset and gain revenues equal to the fair market value of the property (most recently valued at approximately \$247,300). The town of Killingworth would gain use of an asset and would pay fair market value of the property and the administrative costs of the conveyance, including survey costs if necessary.

The land conveyance is subject to the review and approval of the State Properties Review Board.

**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**

**SB 522**

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**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

Yea 8      Nay 4      (04/06/2026)