



General Assembly

January Session, 2007

Raised Bill No. 7027

LCO No. 3375

03375_____TRA

Referred to Committee on Transportation

Introduced by:
(TRA)

**AN ACT CONCERNING A PROPERTY OWNER'S RIGHT TO
REPURCHASE PROPERTY ACQUIRED FOR THE ROUTE 6
EXPRESSWAY.**

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

1 Section 1. (NEW) (*Effective July 1, 2007*) (a) The Commissioner of
2 Transportation, with the advice and consent of the Secretary of the
3 Office of Policy and Management and the State Properties Review
4 Board, may sell, lease and convey, in the name of the state, or
5 otherwise dispose of, or enter into agreements concerning, any land
6 and buildings owned by the state and obtained for or in connection
7 with the Route 6 Expressway, which real property is not necessary for
8 such purposes. The commissioner shall notify the state representative
9 and the state senator representing the municipality in which said
10 property is located not later than one year after the date a
11 determination is made that the property is not necessary for highway
12 purposes and that the department intends to dispose of the property.

13 (b) The Department of Transportation shall obtain a full appraisal
14 on excess property prior to its sale. Except as provided in subsection
15 (c) of this section, transfers to other state agencies and municipalities

16 for purposes specified by the department shall be exempt from the
17 appraisal requirement. The department shall obtain a second appraisal
18 if such property is valued over one hundred thousand dollars and is
19 not to be sold through public bid or auction. If a second appraisal is
20 obtained, the sale price shall be the average of the two appraisals. Any
21 appraisals or value reports shall be obtained prior to the determination
22 of a sale price of the excess property.

23 (c) Notwithstanding the provisions of sections 3-14b and 4b-21 of
24 the general statutes, no property, whether or not a structure is situated
25 upon it at the time it is obtained by the department for highway
26 purposes, may be sold or transferred pursuant to this section not later
27 than twenty-five years after the date of its acquisition without the
28 department first offering the owner or owners of the property at the
29 time of its acquisition a right of first refusal to purchase the property at
30 the amount of its appraised value as determined in accordance with
31 the provisions of subsection (b) of this section, except for property
32 offered for sale to municipalities prior to July 1, 1988. Notice of such
33 offer shall be sent to each such owner by registered or certified mail,
34 return receipt requested, not later than one year after the date a
35 determination is made that such property is not necessary for highway
36 purposes. Any such offer shall be terminated by the department if it
37 has not received written notice of the owner's acceptance of the offer
38 not later than ninety days after the date it was mailed. Whenever the
39 offer is not so accepted, the department shall offer parcels which meet
40 local zoning requirements for residential or commercial use to other
41 state agencies and shall offer parcels which do not meet local zoning
42 requirements for residential or commercial use to all abutting
43 landowners in accordance with department regulations. If the sale or
44 transfer of the property pursuant to this section results in the existing
45 property of an abutting landowner becoming a nonconforming use as
46 to local zoning requirements, the commissioner may sell or transfer the
47 property to that abutter without public bid or auction. The
48 commissioner shall adopt regulations, in accordance with the
49 provisions of chapter 54 of the general statutes, establishing

50 procedures for the disposition of excess property pursuant to the
51 provisions of this subsection in the event such property is owned by
52 more than one person.

53 (d) Where the department has in good faith and with reasonable
54 diligence attempted to ascertain the identity of persons entitled to
55 notice under subsection (c) of this section and mailed notice to the last-
56 known address of record of those ascertained, the failure to in fact
57 notify those persons entitled thereto shall not invalidate any
58 subsequent disposition of property pursuant to this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2007</i>	New section

Statement of Purpose:

To permit property owners to repurchase property that was acquired for the Route 6 Expressway.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]