
OLR Bill Analysis**sHB 6495*****AN ACT CONCERNING THE DISPOSITION OF SURPLUS STATE PROPERTY.*****SUMMARY:**

This bill makes several changes to the state's surplus real property disposition process. It requires state agencies to give the Office of Policy and Management (OPM) secretary written notice that they will no longer need property in their custody and control six months in advance. It requires OPM to notify, in addition to other state agencies and departments, the regional planning organization of an available property located in its region. The bill allows that organization to make recommendations concerning the property's use. It authorizes the Department of Economic and Community Development (DECD) commissioner, in deciding whether to seek control and custody of an available property, to consider its potential economic development uses. Under current law, unchanged by the bill, DECD may consider a property's potential use as a homeless shelter, transitional living facility, or low- or moderate-income housing.

Lastly, the bill allows the Finance, Revenue and Bonding and Government Administration and Elections committees to make recommendations concerning the proposed uses of surplus property. By law, the DPW commissioner must submit any plan for disposing of surplus property to those committees, which may approve or disapprove it. Proposed actions include selling, leasing, exchanging, or entering into other agreements to dispose of the property.

EFFECTIVE DATE: October 1, 2011

NOTICE OF AVAILABLE PROPERTY

The bill requires (1) state agencies to give the OPM secretary written notice six months before they anticipate that they will no longer need

property in their custody and control and (2) the secretary to arrange for the property to be transferred to DPW's custody and control upon receipt of such notice. Under current law, the notice and transfer arrangement do not occur until the property is no longer needed.

By law, OPM must approve an agency's or department's determination that property is not needed and then notify all state agencies of its availability. The bill requires the OPM secretary to also notify a regional planning organization of any available property in its region and allows the organization to make recommendations to OPM for the property's use. Regional planning organizations include regional councils of government, regional councils of elected officials, and regional planning agencies.

DECD RECOMMENDATIONS

The bill authorizes the DECD commissioner, in deciding whether to seek control and custody of an available property, to consider its potential economic development uses. By law, DECD has the right of first refusal for available state property and must be given custody and control of a property if the department:

1. determines that the property can be (a) used for an emergency shelter or a transitional living facility for homeless people or (b) used or exchanged for property that can be used for the construction, rehabilitation, or renovation of housing for low- or moderate-income individuals or families;
2. submits to OPM a preliminary plan for the property within 90 days of being notified of the property's availability; and
3. submits to OPM a comprehensive plan for the property within six months after the 90-day period ends.

Under the bill, the preliminary and comprehensive plan submission requirements also apply to property that is to be used for economic development purposes.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 14 Nay 0 (03/30/2011)