



General Assembly

February Session, 2012

**Raised Bill No. 5454**

LCO No. 2067

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Referred to Committee on Planning and Development

Introduced by:  
(PD)

**AN ACT CONCERNING THE VALUATION OF REAL PROPERTY  
ACQUIRED BY EMINENT DOMAIN.**

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

1 Section 1. Subdivision (2) of subsection (a) of section 8-129 of the  
2 general statutes is repealed and the following is substituted in lieu  
3 thereof (*Effective October 1, 2012*):

4 (2) For any real property to be acquired by eminent domain  
5 pursuant to section 8-128 or 8-193, or by condemnation pursuant to  
6 section 32-224, pursuant to a redevelopment plan approved under this  
7 chapter or a development plan approved under chapter 132 or 588l, the  
8 agency shall have two independent appraisals conducted on the real  
9 property in accordance with this subdivision. Each appraisal shall be  
10 conducted by a state-certified real estate appraiser without  
11 consultation with the appraiser conducting the other independent  
12 appraisal, and shall be conducted in accordance with generally  
13 accepted standards of professional appraisal practice as described in  
14 the Uniform Standards of Professional Appraisal Practice issued by the  
15 Appraisal Standards Board of the Appraisal Foundation pursuant to  
16 Title XI of FIRREA and any regulations adopted pursuant to section

17 20-504. Each appraiser shall provide a copy of the appraisal to the  
18 agency and the property owner. The amount of compensation for such  
19 real property shall be equal to the average of the amounts determined  
20 by the two independent appraisals, except that (A) the compensation  
21 for any real property to be acquired by eminent domain pursuant to  
22 section 8-193 or by condemnation pursuant to section [32-244] 32-224  
23 shall be one hundred twenty-five per cent of such average amount,  
24 and (B) if the average amount of the two independent appraisals or, for  
25 any real property to be acquired pursuant to section 8-193 or 32-224,  
26 one hundred twenty-five per cent of such average amount, is less than  
27 the property valuation for such real property according to the most  
28 recent grand list, then the amount of compensation for such real  
29 property shall be equal to the property valuation on such grand list. If  
30 the agency acquires real property that is subject to this subdivision five  
31 years or more after acquiring another parcel of real property within  
32 one thousand feet of the property pursuant to a redevelopment plan or  
33 development plan, the agency shall increase the amount of  
34 compensation for the subsequent acquisition of real property by an  
35 additional five per cent for each year from the sixth year until the tenth  
36 year after the acquisition of the first parcel of real property. With  
37 respect to a redevelopment plan or development plan for a project that  
38 is funded in whole or in part by federal funds, the provisions of this  
39 subdivision shall not apply to the extent that such provisions are  
40 prohibited by federal law.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2012	8-129(a)(2)

**Statement of Purpose:**

To require redevelopment agencies acquiring real property by eminent domain to pay the landowner the value of the real property according to the most recent grand list when such value is higher than the average amount of the two independent appraisals.

*[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.]*