



General Assembly

February Session, 2014

**Raised Bill No. 5134**

LCO No. 75



Referred to Committee on HOUSING

Introduced by:  
(HSG)

**AN ACT CONCERNING THE ACQUISITION OF REAL PROPERTY TO  
BE USED FOR SCHOOL CONSTRUCTION.**

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2 general statutes is repealed and the following is substituted in lieu  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, 2014*):

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 588*l*, 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 32-224 shall be  
23 one hundred twenty-five per cent of such average amount, and (B) the  
24 compensation for any real property to be acquired by eminent domain  
25 pursuant to section 10-241a shall be equal to the greater of the average  
26 of the amounts determined by the two independent appraisals or the  
27 assessed value of such real property according to the most recent  
28 grand list. If the agency acquires real property that is subject to this  
29 subdivision five years or more after acquiring another parcel of real  
30 property within one thousand feet of the property pursuant to a  
31 redevelopment plan or development plan, the agency shall increase  
32 the amount of compensation for the subsequent acquisition of real  
33 property by an additional five per cent for each year from the sixth  
34 year until the tenth year after the acquisition of the first parcel of real  
35 property. With respect to a redevelopment plan or development plan  
36 for a project that is funded in whole or in part by federal funds, the  
37 provisions of this subdivision shall not apply to the extent that such  
38 provisions are prohibited by federal law.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2014	8-129(a)(2)

**Statement of Purpose:**

To provide that owners of real property taken for use for school construction purposes shall be compensated the greater of the average value of two independent appraisals or the assessed value of such property according to the most recent grand list.

*[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.]*