



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2 general statutes is repealed and the following is substituted in lieu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)

HSG *Joint Favorable*