



General Assembly

**Substitute Bill No. 5419**

February Session, 2014



**AN ACT CONCERNING THE PRESERVATION OF THE SAVIN FARM  
IN LEBANON.**

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

1 Section 1. (NEW) (*Effective from passage*) (a) Notwithstanding any  
2 provision of the general statutes, the property that is known as the  
3 "Savin Farm" and located in the town of Lebanon shall be preserved.  
4 The Commissioner of Agriculture shall acquire a property survey of  
5 said property conforming to a Class A-2 horizontal survey.

6 (b) The Commissioner of Agriculture shall grant to a nonprofit  
7 organization, as defined in Section 501(c)(3) of the Internal Revenue  
8 Code of 1986, or any subsequent corresponding Internal Revenue Code  
9 of the United States, as amended from time to time, a permanent  
10 conservation easement on the Savin Farm based upon such Class A-2  
11 survey. The primary mission of any such nonprofit organization shall  
12 be the protection of agricultural lands for agricultural use. Such  
13 permanent conservation easement shall provide for the conservation of  
14 said farm for agricultural use and shall allow for the lease, permit or  
15 license by the Commissioner of Agriculture of any portion of said farm  
16 to one or more persons or entities for the purpose of engaging in  
17 agriculture, as defined in section 1-1 of the general statutes. Such  
18 permanent conservation easement shall be subject to the review and  
19 approval of the State Properties Review Board. The State Properties

20 Review Board shall complete a review of such permanent conservation  
21 easement not later than thirty days after receipt of a proposed  
22 permanent conservation easement from the Commissioner of  
23 Agriculture.

24 (c) The Commissioner of Agriculture may lease, permit or license all  
25 or part of said property to one or more persons for the purpose of  
26 engaging in agriculture, as defined in section 1-1 of the general  
27 statutes. Any such lease, permit or license shall be for a period not to  
28 exceed fifteen years and shall contain, as a condition thereof,  
29 compliance with the provisions of the permanent conservation  
30 easement granted pursuant to subsection (b) of this section. Any such  
31 lease, permit or license may be renewed for a period not to exceed  
32 fifteen years. Any property leased, permitted or licensed pursuant to  
33 this subsection shall be exempt from taxation by the municipality in  
34 which said property is located. The assessed valuation of said property  
35 shall be included in the assessed valuation of state-owned land and  
36 buildings for purposes of determining the state's grant in lieu of taxes  
37 pursuant to the provisions of section 12-19a of the general statutes.  
38 Any such lease, permit or license shall be subject to the review and  
39 approval of the State Properties Review Board. The State Properties  
40 Review Board shall complete a review of each lease, permit or license  
41 not later than thirty days after receipt of a proposed lease, permit or  
42 license from the Commissioner of Agriculture.

43 (d) Any permanent conservation easement pursuant to subsection  
44 (b) of this section shall provide that all agricultural activities conducted  
45 on said property shall be conducted in accordance with a conservation  
46 plan prepared by the United States Department of Agriculture,  
47 Natural Resources Conservation Service, and approved by the  
48 Commissioner of Agriculture. Such conservation plan shall be updated  
49 periodically and whenever the nature of any agricultural operation on  
50 said property changes. Such plan shall provide for management of said  
51 farm in a manner that: (1) Is consistent with generally accepted  
52 agricultural practices, including, but not limited to, practices identified

53 by the Natural Resources Conservation Service Field Office Technical  
54 Guide, and (2) is consistent with the protection of the agricultural and  
55 conservation values of said property.

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

**ENV**      *Joint Favorable Subst.*

**GAE**      *Joint Favorable*