



## ***COMMITTEE ON HOUSING***

February 23, 2016

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 96% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

**HB 5337, "An Act Concerning the Acquisition of Real Property to be used for School Construction"**

CCM is unaware of statewide problems with eminent domain appraisals that would necessitate this bill.

As many Committee members may recall, interested parties went through a long (years long), wrenching and protracted ordeal to reform state law as a result of the *Kelo v. New London* decision. A very delicate and fair balance was struck to provide property owners with more protections, including providing for additional compensation. This Committee was integral to developing the changes.

Current law provides for a fair process to determine the value of any land a school district may acquire by eminent domain, and the land must be appraised by two state-certified appraisers working independently of each other. Each appraiser must provide a copy of the appraisal to the property owner and the school district, and the value of the land is determined as the average of the two appraisals.

CCM urges the Committee to not re-open this issue this year, and allow the comprehensive law to work and be further studied.

***CCM urges the Committee to take no action on this bill.***

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If you have any questions, please contact Randy Collins, Advocacy Manager of CCM at [rcollins@ccm-ct.org](mailto:rcollins@ccm-ct.org) or (860) 707-6446.