



House of Representatives

General Assembly

File No. 48

February Session, 2016

House Bill No. 5244

House of Representatives, March 15, 2016

The Committee on Government Administration and Elections reported through REP. JUTILA of the 37th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING THE UTILIZATION OF BUILDINGS OCCUPIED BY EXECUTIVE BRANCH AGENCIES.

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

1 Section 1. Section 4-67g of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2016*):

3 (a) The Office of Policy and Management shall be responsible for: (1)
4 Long-range planning with regard to the use of all state real property;
5 (2) determining the level of efficiency of each and every state agency's
6 use of any and all real property under its control, including, but not
7 limited to, reviewing whether buildings occupied by the departments
8 listed in section 4-38c are being underutilized; (3) maintaining an
9 inventory of state real property; (4) maintaining an inventory of real
10 property leased by state agencies; and (5) determining the appropriate
11 use of state real property.

12 (b) In creating and maintaining such inventories, the secretary shall

13 make recommendations concerning the reuse or disposition of state
14 real property and identify in such inventories existing buildings that
15 (1) are of historic, architectural or cultural significance, including
16 buildings listed or eligible to be listed in the national register
17 established under the National Historic Preservation Act of 1966, 80
18 Stat. 915 (1966), 16 USC 470a, and (2) would be suitable, whether or not
19 in need of repair, alteration or addition, to meet the public building
20 needs of the state or to meet the needs of the public in accordance with
21 the provisions of subsection (m) of section 4b-23. At the request of the
22 secretary, the Commissioner of Economic and Community
23 Development shall advise the secretary as to whether such buildings
24 are of historic, architectural or cultural significance.

25 (c) On and after October 1, 2016, the secretary shall include in the
26 inventories required by this section the number of state employees per
27 square foot in each building that is owned or leased by any
28 department listed in section 4-38c.

29 [(c)] (d) All state agencies shall provide the secretary, in the manner
30 and form prescribed by the secretary, with any information requested
31 by said secretary for the purposes of maintaining the inventories
32 required by this section.

33 [(d)] (e) The secretary shall update such inventories not less than
34 annually and shall provide the Commissioner of Administrative
35 Services with a copy of such inventories whenever the inventories are
36 updated.

37 [(e)] (f) Not later than March 15, 2013, and annually thereafter, the
38 Secretary of the Office of Policy and Management shall submit a copy
39 of such inventories, in accordance with the provisions of section 11-4a,
40 to the joint standing committees of the General Assembly having
41 cognizance of matters relating to government administration and
42 appropriations and the budgets of state agencies.

43 [(f)] (g) Each state agency shall request and obtain the written
44 approval of the secretary or his or her designee prior to any (1) change

45 in ownership of state real property, (2) change in use of state real
 46 property, (3) use of state real property by an entity other than a state
 47 agency, or (4) use of state real property by a state agency other than the
 48 state agency with custody and control over such state real property.
 49 For the purposes of this subsection, "state agency" does not include a
 50 constituent unit of the state system of higher education, a technical
 51 high school or an agency in the legislative or judicial branch of state
 52 government.

53 [(g)] (h) Except as otherwise provided, for the purposes of this
 54 section, "state real property" means any improved or unimproved real
 55 property owned by a state agency, and "state agency" means any
 56 office, department, board, council, commission, institution, constituent
 57 unit of the state system of higher education, technical high school or
 58 other agency in the executive, legislative or judicial branch of state
 59 government.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2016	4-67g

GAE *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note***State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill, which requires the Office of Policy and Management to calculate the number of state employees per square foot as part of its annual inventory of state buildings, has no fiscal impact. It is anticipated that the employees currently responsible for this report will be able to address this additional requirement.

The Out Years***State Impact:*** None***Municipal Impact:*** None

OLR Bill Analysis**HB 5244*****AN ACT CONCERNING THE UTILIZATION OF BUILDINGS OCCUPIED BY EXECUTIVE BRANCH AGENCIES.*****SUMMARY:**

The law makes the Office of Policy and Management (OPM) responsible for state real property planning and use. This bill generally requires OPM to collect and maintain additional information about property executive branch agencies own or lease.

Specifically, the bill requires OPM, in determining the level of efficiency of each state agency's use of real property, to consider whether buildings executive branch agencies occupy are underutilized. (By law, a "state agency" is any department in the executive, legislative or judicial branch, a constituent unit of higher education, or a technical high school.)

The bill also requires the OPM secretary to include in the inventories of state-owned and -leased property the number of state employees per square foot in each building owned or leased by an executive branch agency. By law, OPM (1) creates and maintains the inventories, which contain recommendations on state real property reuse and disposition, and (2) annually submits copies to the Department of Administrative Services and the Appropriations and Government Administration and Elections committees.

EFFECTIVE DATE: October 1, 2016

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 13 Nay 0 (02/29/2016)