



General Assembly

February Session, 2020

**Raised Bill No. 444**

LCO No. 2712



Referred to Committee on JUDICIARY

Introduced by:  
(JUD)

***AN ACT CONCERNING COMPENSATION PAID TO A PROPERTY OWNER WHOSE REAL PROPERTY IS TO BE ACQUIRED BY EMINENT DOMAIN.***

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

1 Section 1. (NEW) (*Effective October 1, 2020*) (a) As used in this section,  
2 "agency" has the same meaning as "public agency" or "agency", as  
3 provided in section 1-200 of the general statutes.

4 (b) Notwithstanding any provision of the general statutes, on and  
5 after October 1, 2020, for any real property to be acquired by eminent  
6 domain pursuant to any provision of the general statutes, the agency  
7 shall require that two independent appraisals of the real property be  
8 conducted in accordance with this subsection. Each appraisal shall be  
9 conducted by a state-certified real estate appraiser without consultation  
10 with the appraiser conducting the other independent appraisal, and  
11 shall be conducted in accordance with generally accepted standards of  
12 professional appraisal practice as described in the Uniform Standards of  
13 Professional Appraisal Practice issued by the Appraisal Standards  
14 Board of the Appraisal Foundation pursuant to Title XI of FIRREA and

15 any regulations adopted pursuant to section 20-504 of the general  
16 statutes. Each appraiser shall provide a copy of the appraisal to the  
17 agency and the property owner. The amount of compensation for such  
18 real property shall be equal to one hundred twenty-five per cent of the  
19 average of the amounts determined by the two independent appraisals.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2020</i>	New section
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***Statement of Purpose:***

To provide that the amount of compensation for real property that is acquired by eminent domain shall be one hundred twenty-five per cent of the fair market value of such property as determined by two independent appraisals.

*[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.]*