



Substitute Senate Bill No. 1111

Special Act No. 21-36

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FAIRFIELD.

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

Section 1. Section 23 of special act 01-6 is amended to read as follows
(*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Fairfield a parcel of land located in the town of Fairfield, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately [1.3 acres] .3 acre and is identified as 488 [-512] Tunxis Hill Road. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Fairfield shall use, lease or sell said parcel of land for a public works garage, economic development or housing purposes. If the town of Fairfield [:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel] does not use, lease or sell

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said parcel for any of said purposes within five years after the effective date of this section, the parcel shall revert to the state of Connecticut. Any sale of said parcel by the town of Fairfield shall be made at a cost equal to the fair market value of said parcel, as determined by the average of the appraisals of two independent appraisers selected by the commissioner. Such appraisals shall be completed not later than six months after the conveyance to the town under this section and shall be updated thereafter as necessary. The net proceeds of such sale after closing costs received by the town of Fairfield from a sale in accordance with this subsection shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved July 13, 2021