



House of Representatives

General Assembly

File No. 759

January Session, 2021

Substitute House Bill No. 6678

House of Representatives, June 1, 2021

The Committee on Government Administration and Elections reported through REP. FOX of the 148th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WOLCOTT.

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Transportation shall convey
3 to the town of Wolcott a parcel of land located in the town of Wolcott,
4 for the administrative costs of making such conveyance. Said parcel of
5 land has an area of approximately .21 acre and is identified as the parcel
6 shown as "RELEASE AREA" on a map entitled "Preliminary,
7 Compilation Plan, Town of Wolcott Map Showing Land Released to
8 Daniel Wallas By the State of Connecticut, Department of
9 Transportation, Wolcott Road (CT Route 69), Scale 1"=40', September
10 2019, Mark D. Rolfe, P.E., Chief Engineer-Bureau of Engineering and
11 Construction". The conveyance shall be subject to the approval of the
12 State Properties Review Board.

13 (b) The town of Wolcott shall use said parcel of land for providing an
14 abutting landowner with access to such landowner's land. If the town:

15 (1) Does not use said parcel for said purposes;

16 (2) Does not retain ownership of all of said parcel, other than a sale
17 for said purposes; or

18 (3) Leases all or any portion of said parcel, other than a lease for said
19 purposes,

20 the parcel shall revert to the state of Connecticut. Any sale of said parcel
21 shall be at a cost equal to the fair market value of the property, as
22 determined by the average of the appraisals of two independent
23 appraisers selected by the Commissioner of Transportation. Any funds
24 received by said town from a sale of said parcel in accordance with this
25 section shall be transferred to the State Treasurer for deposit in the
26 Special Transportation Fund.

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

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

GAE Joint Favorable Subst.

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:

Agency Affected	Fund-Effect	FY 22 \$
Department of Transportation	TF - Loss of Asset	27,000
Resources of the Special Transportation Fund	TF - Potential Revenue Gain	27,000

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 22 \$
Wolcott	Change of Asset	See Below
Wolcott	Cost	See Below

Explanation

The bill conveys a parcel of land totaling approximately 0.21 acres from the Department of Transportation to the town of Wolcott and specifies the town must use the land to provide access to an abutting property.

The state would lose use of an asset (most recently valued at \$27,000). The town of Wolcott would gain use of an asset and would pay the administrative costs of the conveyance.

The bill does not require sale of the property once conveyed to the town or limit the time frame of the conveyance based on a potential sale, but does allow sale of the property for the specified purpose. To the extent the town sells the parcel for the fair market value of the property, there would be a revenue gain to the Special Transportation Fund equal

to the selling price and the town would lose use of the asset.

The land conveyance is subject to the review and approval of the State Properties Review Board.

OLR Bill Analysis

sHB 6678

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WOLCOTT.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 16 Nay 0 (05/19/2021)