

# OFFICE OF FISCAL ANALYSIS

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sSB-458

AN ACT CONCERNING THE CONVEYANCE OF TWO PARCELS  
OF STATE LAND IN THE TOWN OF WINDSOR.

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## ***OFA Fiscal Note***

### ***State Impact:***

Agency Affected	Fund-Effect	FY 25 \$	FY 26 \$
Transportation, Dept.	TF - Potential Cost	See Below	See Below
Department of Transportation	TF - Loss of Asset	See Below	See Below
Resources of the Special Transportation Fund	TF - Revenue Gain	See Below	See Below

Note: TF=Transportation Fund

### ***Municipal Impact:***

Municipalities	Effect	FY 25 \$	FY 26 \$
Windsor	Cost	See Below	See Below
Windsor	Gain of Asset	See Below	See Below

### ***Explanation***

The bill conveys two specified parcels of land, totaling less than 0.09 acres combined, from the Department of Transportation (DOT) to the town of Windsor. The state would lose use of the asset and gain revenues up to fair market value. Additionally, the land in question was originally obtained using federal funds; DOT agreements with the Federal Highway Administration (FHWA) require federal approval for modification of use and/or conveyance. To the extent the FHWA does not approve of a modified agreement to allow conveyance of the land, DOT would be required to reimburse the FHWA for a portion of the current value, resulting in an unknown cost to DOT.

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The town of Windsor would gain use of an asset and would pay fair market value and the administrative costs of the conveyance.

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

***The Out Years***

The conveyance action is one time in nature. Control of the asset would continue into the future as described above, subject to future municipal decisions.