



**Substitute House Bill No. 5521**

**Special Act No. 24-6**

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

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

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Commissioner of Emergency Services and Public Protection, shall convey to the town of Cheshire a parcel of land located in the town of Cheshire, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 2.5 acres and is identified as a portion of the approximately 7.22-acre parcel located at 1996 Highland Avenue, which portion adjoins one or more of the parcels conveyed pursuant to special act 19-4 of the July special session. If, for the purpose of said conveyance, a survey of said parcel of land to be conveyed is deemed necessary by the Commissioner of Administrative Services, the town of Cheshire shall pay the costs of any such survey. The precise size and location of said parcel to be conveyed, as well as any easement to be reserved in favor of the state, shall be determined by the Commissioner of Administrative Services. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) The town of Cheshire shall sell said parcel of land for economic

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development purposes. If the town does not sell said parcel for economic development purposes by September 15, 2027, the parcel shall revert to the state of Connecticut. Any sale of said parcel 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 of Administrative Services. Such appraisals shall be completed not later than six months after such conveyance and shall be updated as necessary. Any funds received by the town from a sale in accordance with this subsection shall be transferred to the State Treasurer for deposit in the General Fund.

(2) Notwithstanding the provisions of any special act, municipal charter or ordinance, any development of the parcel shall be subject to the review and approval of the municipal aquifer protection agency authorized by section 22a-354o of the general statutes and to any conditions imposed by such agency in accordance with any regulations adopted under section 22a-354p of the general statutes.

(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 Administrative Services, on behalf of the Department of Emergency Services and Public Protection. The land shall remain under the care and control of the Department of Emergency Services and Public Protection 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 Emergency Services and Public Protection shall have the sole responsibility for all other incidents of such conveyance.

Approved May 30, 2024