



Substitute House Bill No. 5579

Special Act No. 26-20

AN ACT AMENDING A CONVEYANCE OF PARCELS OF STATE LAND TO THE TOWN OF CHESHIRE.

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

Section 1. Special act 19-4 of the July special session 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 Cheshire three parcels of land located in the town of Cheshire at a cost equal to the administrative costs of making such conveyance. The first parcel of land has an area of approximately 3.59 acres and is identified as Lot 31 on town of Cheshire Tax Assessor's Map 4. The second parcel of land has an area of approximately 0.88 acre and is identified as Lot 32 on town of Cheshire Tax Assessor's Map 4. The third parcel of land has an area of approximately 43.6 acres and is identified as Lot 33 on town of Cheshire Tax Assessor's Map 4. The precise size and area of said parcels to be conveyed shall be determined by the commissioner. The conveyance of said parcels shall be subject to the approval of the State Properties Review Board.

(b) The town of Cheshire shall sell said parcels of land for the purposes of (1) economic development, [purposes] (2) the development

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of a medical facility, (3) the development of housing, or (4) the preservation of open space. If the town does not sell said parcels for [economic development purposes within five years after the conveyance] one or more of the purposes set forth in subdivisions (1) to (4), inclusive, of this subsection before July 1, 2031, the parcels shall revert to the state of Connecticut. Any sale of said parcels shall be made at a cost equal to the fair market value of said parcels, 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 such conveyance and shall be updated as necessary. Any funds received by the town of Cheshire 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 parcels 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 shall have the sole responsibility for all other incidents of such conveyance.

Governor's Action:

Approved June 4, 2026