

2026 Conveyance Legislation Reported Favorably by GOS Committee

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Issue

This report summarizes conveyance legislation reported favorably by the Government Oversight (GOS) Committee in 2026.

Summary

The GOS Committee favorably reported 18 bills concerning the conveyance of state property. Collectively, the bills do the following:

1. authorize seven new conveyances of state property in Derby, Killingworth, North Canaan, Shelton, Torrington, and Woodbury;
2. amend 10 prior conveyance authorizations in Bridgeport, Cheshire, Hamden, Middletown, New Haven, Rocky Hill, Somers, and Stratford; and
3. repeal one prior conveyance authorization in Canton.

New Conveyances

The GOS Committee reported favorably seven bills authorizing new conveyances of state property, as shown in Table 1 below. For each conveyance bill, the table lists (1) the property's location, custodial agency, approximate size, purpose for which it must be used (if any), and cost; and (2) conditions that the conveyance is subject to.

Additionally, each bill (1) subjects the conveyance to the State Properties Review Board's (SPRB) approval within 30 days after the board receives the agency's proposed agreement; (2) is effective

upon passage; and (3) includes standard conveyance provisions (for example, requiring that the property remain under the custodial agency's care and control until the conveyance is completed).

Table 1: New Conveyance Authorizations

Bill	Town (Recipient, if Different)	Agency	Approximate Size/Purpose (if applicable)	Cost	Conditions
SB 521	Torrington (Northwest Resource Recovery Authority)	Department of Administrative Services (DAS)	4 acres, and any improvements, to be used as a public transfer station for municipal solid waste and recycling materials	The conveyance's administrative costs	Parcel reverts to the state if the authority (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
SB 522 *	Killingworth	Department of Energy and Environmental Protection (DEEP)	10 acres	Fair market value (FMV), as determined by the average appraisal of two independent appraisers selected by the DEEP commissioner, the conveyance's administrative costs, and any survey costs if DEEP deems a survey necessary	

*Bill must pass by a two-thirds majority of each chamber's membership (101 votes in the House and 24 in the Senate) in order to be enacted (see BACKGROUND).

Table 1 (continued)

Bill	Town (Recipient, if Different)	Agency	Approximate Size/Purpose (if applicable)	Cost	Conditions
SB 523	North Canaan	Department of Transportation (DOT)	9.45 acres for open space or low impact nonmotorized public recreation purposes, including an existing greenway trail; a portion may also be used to build a nonprofit fire and emergency services facility to be used and managed by the North Canaan Fire Company	The conveyance's administrative costs, and any survey costs if DOT deems a survey necessary	Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property (except for transferring management of the portion used for the fire and emergency services facility or transfers to a nonprofit to facilitate or manage for allowed purposes), or (3) leases all or part of it (except for leases to a nonprofit as described above)
					Town may use up to four acres of the parcel for the fire and emergency services facility, as long as the town retains ownership; this parcel reverts to the state if not used for this purpose
					Subject to an easement in favor of the Housatonic Railroad Company for maintaining a railroad spur abutting the parcel
					Any sale or lease proceeds from the nonprofit must be for FMV and deposited in the Special Transportation Fund (STF)

Table 1 (continued)

Bill	Town (Recipient, if Different)	Agency	Approximate Size/Purpose (if applicable)	Cost	Conditions
HB 5572	Woodbury	DOT	1 acre for use as a commemorative memorial green	The conveyance's administrative costs	Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
sHB 5573	Torrington	DOT	0.22 acre for relocating a trail (subject to an existing easement)	The conveyance's administrative costs	Parcel reverts to the state if the city (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
sHB 5575	Shelton	DAS	6.49 acres	\$350,000, plus the conveyance's administrative costs	Creates an easement allowing DEEP's staff and consultants to monitor wells on the parcel and conduct post-closure monitoring activities related to an adjacent closed landfill
HB 5583	Derby (CT Municipal Development Authority (CMDA))	DOT	1.5 acres (as DOT determines)	The conveyance's administrative costs	CMDA must issue a request for proposals to develop this parcel and an adjacent parcel owned by Derby, for mixed-use redevelopment, including the sale or lease of these parcels for this purpose. If CMDA does not develop the parcels within 10 years of the conveyance, reverts to the state Any sale or lease proceeds must be deposited in the STF

Amended Conveyances

Ten of the bills reported by the GOS Committee amend previous authorizations to convey state property, as shown in Table 2 below. For each amended authorization, the table lists the property's location (and recipient if different from the town), conveying agency, and changes made by the bill.

Table 2: Amended Conveyance Authorizations

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
<u>sSB 518</u>	Middletown (Shiloh Baptist Community Development Corporation)	DAS	By June 30, 2029, to use the land for moderate-income housing and recreational or community facilities open to the public; reverts to the state if, among other reasons, the land is not used for these purposes by this date	Specifies land reverts if, among other reasons, construction is not commenced or a loan not signed for financing the construction for these purposes by June 30, 2029	Effective July 1, 2026
<u>sSB 519</u>	Bridgeport (Bridgeport Port Authority)	DOT	Any sale or lease must be for FMV, as determined by the average appraisal of two independent appraisers selected by the DOT commissioner	Any such sale or lease must be for \$119,000	
<u>HB 5574</u>	Hamden	DAS (on behalf of the Department of Children and Families)	Requires conveyance of parcel and improvements by June 30, 2026	Requires conveyance of parcel and improvements by June 30, 2027	Both current law and the bill allow for a six-month extension, if the town requests it and DAS agrees
<u>sHB 5576</u>	New Haven	Board of Regents for Higher Education	Requires reversion of the parcels if within three years of the conveyance the board of regents' chairperson determines there has been a material breach of a memorandum of understanding between New Haven and the APT Foundation Inc.	Eliminates this provision	Makes technical changes to certain dates The quick claim deed or instrument must include provisions to carry out the conveyance's existing purposes

Table 2 (continued)

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
sHB 5577	Somers	DAS (on behalf of the Department of Correction (DOC))	Conveyance is for FMV, plus the conveyance's administrative costs	Conveyance is for administrative costs only	Requires conveyance deed or instrument to restrict the parcel's use to public safety purposes
				Specifies parcel must be used for public safety purposes	Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it
				Adds reverter provisions	
				Makes technical changes concerning parcel description	
				Makes DAS the administering/custodial agency on DOC's behalf	
sHB 5578	Cheshire (Chesprocott Health District)	DAS (on behalf of DOC)	Parcel must be used for building a regional health district; reverts to the state if the district (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it	Additionally allows the district to (1) permit a nonprofit to use all or some of the parcel for providing temporary housing or (2) convey all or part of the parcel to the nonprofit for this purpose	Any sale or lease proceeds must be deposited in the General Fund
				Amends reverter provision to conform to additional allowed purposes above	
				Makes DAS the administering/custodial agency on DOC's behalf	

Table 2 (continued)

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
sHB 5579	Cheshire	DOT	The town must sell land parcels for economic development purposes Sale must occur within five years of conveyance	The town must sell the land for (1) economic development purposes, (2) developing a medical facility, (3) developing housing, or (4) preserving open space Sale for one or more of these purposes must occur before July 1, 2031	
sHB 5580	Stratford	State of Connecticut	Parcel may be used for parking purposes (additionally, an existing deed restriction prohibits the sale of the parcel)	Releases and relinquishes the deed's sale prohibition Parcel may be sold, transferred, or leased for parking purposes Any sale or lease must be for FMV, as approved by the DOT commissioner Money received by the town from these sales or leases must be paid into the STF Adds standard provision regarding custodial agency's responsibility	The state treasurer must execute and deliver any necessary deed or instrument to implement these provisions
sHB 5581	Rocky Hill	DOT	Conveyance is for FMV, plus the conveyance's administrative costs	Conveyance is for administrative costs only Adds requirement the land be used for open space or passive recreational purposes Adds reverter provisions Makes conforming changes concerning provisions in the deed the treasurer must provide	Parcel reverts to the state if the town (1) does not use the property as specified, (2) does not retain ownership of the entire property, or (3) leases all or part of it

Table 2 (continued)

Bill	Town (Recipient, if Different)	Agency	Current Law	The Bill	Additional Notes
sHB 5582	Stratford	DAS, on behalf of the Department of Developmental Services (DDS)	DDS retains a portion of the parcel for administrative offices and parking	Amends description of property's location	
				Requires DAS to convey the DDS-retained portion and any improvements to Stratford for the conveyance's administrative costs, subject to a written agreement allowing DDS to use this portion for the existing purposes at no cost	
				Makes conforming changes to the parcel's use, reversion requirements, SPRB's review responsibilities, and DDS's care of the parcel and the improvements	

Repealed Conveyances

[SB 520](#) repeals a conveyance to the town of Canton ([SA 24-20](#)) of 1.53 acres for FMV, plus administrative costs.

Background

State Constitution

The state constitution prohibits the legislature from enacting legislation requiring a state agency to sell, transfer, or otherwise dispose of any real property or interest in real property to anyone besides another state agency unless the legislation (1) has had a public hearing and (2) is limited to one specific conveyance (i.e. each bill may contain only one conveyance).

Additionally, for property under DEEP's or the Department of Agriculture's custody or control, the legislation must pass by a two-thirds majority of each chamber's membership to be enacted ([Conn. Const.](#) Art. III, § 20).

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