



General Assembly

January Session, 2015

Raised Bill No. 6755

LCO No. 3468



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE ACQUISITION OF REAL PROPERTY TO BE USED FOR SCHOOL CONSTRUCTION.

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

1 Section 1. Subdivision (2) of subsection (a) of section 8-129 of the
2 general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2015*):

4 (2) For any real property to be acquired by eminent domain
5 pursuant to section 8-128, [or] 8-193 or 10-241a, or by condemnation
6 pursuant to section 32-224, pursuant to a redevelopment plan
7 approved under this chapter or a development plan approved under
8 chapter 132 or 588*l*, the agency shall have two independent appraisals
9 conducted on the real property in accordance with this subdivision.
10 Each appraisal shall be conducted by a state-certified real estate
11 appraiser without consultation with the appraiser conducting the other
12 independent appraisal, and shall be conducted in accordance with
13 generally accepted standards of professional appraisal practice as
14 described in the Uniform Standards of Professional Appraisal Practice
15 issued by the Appraisal Standards Board of the Appraisal Foundation

16 pursuant to Title XI of FIRREA and any regulations adopted pursuant
 17 to section 20-504. Each appraiser shall provide a copy of the appraisal
 18 to the agency and the property owner. The amount of compensation
 19 for such real property shall be equal to the average of the amounts
 20 determined by the two independent appraisals, except that (A) the
 21 compensation for any real property to be acquired by eminent domain
 22 pursuant to section 8-193 or by condemnation pursuant to section 32-
 23 224 shall be one hundred twenty-five per cent of such average amount,
 24 and (B) the compensation for any real property to be acquired by
 25 eminent domain pursuant to section 10-241a shall be equal to the
 26 average of the amounts determined by the two independent appraisals
 27 or the assessed value of such real property according to the most
 28 recent grand list, whichever is greater. If the agency acquires real
 29 property that is subject to this subdivision five years or more after
 30 acquiring another parcel of real property within one thousand feet of
 31 the property pursuant to a redevelopment plan or development plan,
 32 the agency shall increase the amount of compensation for the
 33 subsequent acquisition of real property by an additional five per cent
 34 for each year from the sixth year until the tenth year after the
 35 acquisition of the first parcel of real property. With respect to a
 36 redevelopment plan or development plan for a project that is funded
 37 in whole or in part by federal funds, the provisions of this subdivision
 38 shall not apply to the extent that such provisions are prohibited by
 39 federal law.

This act shall take effect as follows and shall amend the following sections:		
Section	October 1, 2015	8-129(a)(2)

Statement of Purpose:

To provide that owners of real property taken for use for school construction purposes shall be compensated the greater of the average value of two independent appraisals or the assessed value of such property according to the most recent grand list.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]