

TABLE OF CONTENTS

Sale of Excess Residential Property

Statement of purpose	13a-80- 1
Notice requirements	13a-80- 2
Multiple ownership procedures	13a-80- 3

Sale of Excess Residential Property

Sec. 13a-80-1. Statement of purpose

Section 13a-80 provides, in part, that no residential property upon which a single-family dwelling is situated at the time it is acquired by the Department of Transportation for highway purposes may subsequently be sold or transferred as excess property without the Department first offering to sell the property back to the former owner or owners at its current appraised value as determined in accordance with the provisions of Section 13a-80 of the Connecticut General Statutes. The purpose of Section 13a-80-1 through 13a-80-3 of the Regulations of Connecticut State Agencies is to establish procedures for the disposition of this excess residential property in the event that such property was owned by more than one person at the time of its acquisition by the Department.

(Effective May 1, 1989)

Sec. 13a-80-2. Notice requirements

(a) It shall be the responsibility of the former owner or owners of residential property that was acquired by the Department of Transportation for highway purposes to keep the Department informed of their current address for the purpose of providing notice of the right of first refusal under these regulations. Information concerning the current address shall be provided in writing to the Office of the Director, Rights-of-Way, Department of Transportation.

(b) It shall be the responsibility of the Department of Transportation to send to each former owner of residential property subject to the special sale provision of Section 13a-80 a Notice of First Refusal by registered or certified mail, return receipt requested, within one (1) year of the date a determination is made by the Commissioner of Transportation that such property is not necessary for highway purposes. This notice will be sent to the last-known address of the former owner on file with the Department.

(c) The former owner or owners must submit written notice of acceptance of the offer to repurchase the excess residential property to the Office of the Director, Rights-of-Way, Department of Transportation.

(d) The offer to sell excess residential property to the former owner or owners pursuant to the provisions of Section 13a-80 shall be terminated by the Department of Transportation if the Department does not receive written notice of the owner's acceptance of the offer within sixty (60) days of the date that the Notice of First Refusal was mailed.

(Effective May 1, 1989)

Sec. 13a-80-3. Multiple ownership procedures

(a) In the event that the excess residential property was owned by more than one person at the time of its acquisition by the Department of Transportation and the Department receives written notice of acceptance of the offer to repurchase pursuant to Section 13a-80-2 from the former owners indicating their desire to repurchase the property as multiple owners, the Department shall proceed with the sale to said former owners subject to the required statutory approvals.

(b) If the Department of Transportation receives written notice of acceptance from more than one of the former owners and each such former owner indicates a desire to repurchase the property on an individual basis, the Department shall arrange and conduct a sealed bid sale of said property among all former owners who submitted written notice of acceptance. The current appraised value of the property,

as determined in accordance with the provisions of Section 13a-80 of the Connecticut General Statutes shall serve as the minimum bid figure for the sealed bid sale. The property shall be sold to the highest bidder subject to the required statutory approvals.

(c) If the Department of Transportation receives written notice of acceptance from only one of the former owners, the Department shall proceed with the sale of the excess residential property to this former owner at the amount of its current appraised value as determined in accordance with the provisions of Section 13a-80 of the Connecticut General Statutes subject to the required statutory approvals.

(Effective May 1, 1989)