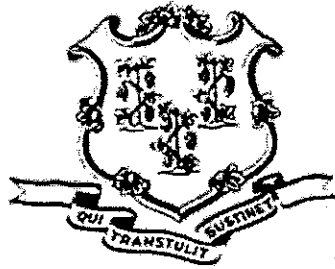


**STATE OF CONNECTICUT**  
**OFFICE OF POLICY AND MANAGEMENT**



**INVENTORY OF STATE REAL PROPERTY**  
**IN ACCORDANCE WITH CGS 4-67G**

**MARCH 2016**

**Inventory of State Real Property  
As Required by CGS 4-67g  
Submitted by the Office of Policy and Management  
March 2016**

Section 2 of Connecticut General Statute 4-67g, requires the Office of Policy and Management (i.e. "OPM") to maintain an inventory of State real property, both owned and leased. In addition the statute requires that OPM annually submit copies of the inventories to the joint standing committees of the General Assembly having cognizance of matters relating to government administration and appropriations and the budgets of state agencies. A copy of CGS 4-67g is included in *Appendix A* of this document.

Currently, in order to produce the most complete inventory of the State's real property it is necessary to combine three (3) separate sources:

1. The State building inventory - contains information on structures that are owned by the State of Connecticut. This inventory is currently maintained by the OPM and information is self-reported by those agencies that have custody and control over State owned buildings. This information is updated annually each March.
2. The State leasing inventory - contains information on those locations that are leased by the State of Connecticut to meet its realty needs. The information is currently maintained by the Department of Administrative Services (i.e. "DAS").
3. Payment in Lieu of Taxes (i.e. "PILOT") information - this program provides payment in lieu of local property taxes (PILOT) to municipalities for property owned and used by the State of Connecticut; however, it does not include personal property owned by the State or property used for highway purposes.

Within the confines of existing resources, it is the intention of the OPM to combine these separate data sources into a single, comprehensive inventory.

CGS 4-67g requires OPM to:

1. Identify existing buildings that are of historic, architectural or cultural significance, including buildings listed or eligible to be listed in the national register established under the National Historic Preservation Act of 1966.

This is accomplished as part of the inventory of State owned buildings which includes a field called "*On/Eligible for Historic Register*". The agency with custody and control over the building is required to determine and report this information to OPM.

2. Identify existing buildings that would be suitable, whether or not in need of repair, alteration or addition, to meet the public building needs of the state or to meet the needs of the public in accordance with the provisions of subsection (m) of section 4b-23.

The OPM does not currently have the resources necessary to make such determination; however, to the extent possible OPM will endeavor, within existing resources, to make

improvement in this area over time.

It should be noted that subsection (m) of section 4b-23 does not, speak to the building needs of the State or public but rather that section speaks to renewable energy sources in State buildings. Specifically CGS 4b-23(m) states:

*(m) (1) Plans to construct, renovate or modify state-owned or occupied buildings shall provide for a portion of the total planned floor area of newly constructed state buildings or buildings constructed specifically for use by the state to be served by renewable sources of energy, including solar, wind, water and biomass sources, for use in space heating and cooling, domestic hot water and other applications. For the plan due December 1, 1979, the portion to be served by renewable energy sources shall be not less than five per cent of total planned new floor area. For each succeeding state facilities plan submitted after December 1, 1979, the portion of the total planned floor area of any additional newly constructed state buildings or buildings constructed specifically for use by the state to be served by renewable energy sources shall be increased by at least five per cent per year until a goal of fifty per cent of total planned floor area of any additional newly constructed state buildings or buildings constructed specifically for use by the state is reached. For any facility served by renewable energy sources in accordance with this subsection, not less than thirty per cent of the total energy requirements of any specific energy application, including, but not limited to, space heating or cooling and providing domestic hot water, shall be provided by renewable energy sources. The installation in newly constructed state buildings or buildings constructed specifically for use by the state of systems using renewable energy sources in accordance with this subsection, shall be subject to the life-cycle cost analysis provided for in section 16a-38. (2) The state shall fulfill the obligations imposed by subdivision (1) of this section unless such action would cause an undue economic hardship to the state.*

While OPM is not aware of what section was specifically intended, subsection (n) of 4b-23 requires the State Facility Plan ([www.ct.gov/opm/property](http://www.ct.gov/opm/property)) to include various policies including ones to encourage public pedestrian traffic in, through and around State buildings and encourage the public use of State buildings.

**IMPORTANT NOTE: Copies of the Inventories** – While CGS 4-67g states that OPM shall submit copies of the inventories to the joint standing committees, complete copies of the State building inventory would be well in excess of 1,000 printed pages, therefore the complete building inventory, along with the inventory of leased locations and PILOT information is made available electronically (Microsoft Excel format) on the OPM website at [www.ct.gov/opm/property](http://www.ct.gov/opm/property)

## Appendix A

**Sec. 4-67g. State real property: Long-range planning, efficiency and appropriateness of use and inventories. Secretary approval re ownership and use.** (a) The Office of Policy and Management shall be responsible for: (1) Long-range planning with regard to the use of all state real property; (2) determining the level of efficiency of each and every state agency's use of any and all real property under its control; (3) maintaining an inventory of state real property; (4) maintaining an inventory of real property leased by state agencies; and (5) determining the appropriate use of state real property.

(b) In creating and maintaining such inventories, the secretary shall make recommendations concerning the reuse or disposition of state real property and identify in such inventories existing buildings that (1) are of historic, architectural or cultural significance, including buildings listed or eligible to be listed in the national register established under the National Historic Preservation Act of 1966, 80 Stat. 915 (1966), 16 USC 470a, and (2) would be suitable, whether or not in need of repair, alteration or addition, to meet the public building needs of the state or to meet the needs of the public in accordance with the provisions of subsection (m) of section 4b-23. At the request of the secretary, the Commissioner of Economic and Community Development shall advise the secretary as to whether such buildings are of historic, architectural or cultural significance.

(c) All state agencies shall provide the secretary, in the manner and form prescribed by the secretary, with any information requested by said secretary for purposes of maintaining the inventories required by this section.

(d) The secretary shall update such inventories not less than annually and shall provide the Commissioner of Administrative Services with a copy of such inventories whenever the inventories are updated.

(e) Not later than March 15, 2013, and annually thereafter, the Secretary of the Office of Policy and Management shall submit a copy of such inventories, in accordance with the provisions of section 11-4a, to the joint standing committees of the General Assembly having cognizance of matters relating to government administration and appropriations and the budgets of state agencies.

(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, "state agency" does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.

(g) Except as otherwise provided, for the purposes of this section, "state real property" means any improved or unimproved real property owned by a state agency, and "state agency" means any office, department, board, council, commission, institution, constituent unit of the state system of higher education, technical high school or other agency in the executive, legislative or judicial branch of state government.

## Appendix B

As of the writing of this report, during the 2016 Regular Session of the Connecticut General Assembly, there are two (2) proposed bills being considered which would have an impact upon the Inventory of State Real Property.

1. Raised Bill #5479 would change, from March 15<sup>th</sup> to July 1<sup>st</sup>, the date that the OPM is required to submit the Inventory of State Real Property to the General Assembly; and
2. Raised Bill 5244 would make the OPM responsible for determining whether State buildings are being underutilized and reporting the number of employees per square foot for each building that is owned or leased by the State of Connecticut.

Copies of each of these proposed bills are attached.



General Assembly

February Session, 2016

**Raised Bill No. 5479**

LCO No. 1562



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:

(PD)

**AN ACT CONCERNING THE STATE REAL PROPERTY INVENTORY.**

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

1 Section 1. Subsection (e) of section 4-67g of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective from*  
3 *passage*):

4 (e) Not later than [March 15, 2013] July 1, 2016, and annually  
5 thereafter, the Secretary of the Office of Policy and Management shall  
6 submit a copy of such inventories, in accordance with the provisions of  
7 section 11-4a, to the joint standing committees of the General  
8 Assembly having cognizance of matters relating to government  
9 administration and appropriations and the budgets of state agencies.

This act shall take effect as follows and shall amend the following sections:

Section 1	from passage	4-67g(e)
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**Statement of Purpose:**

To change the annual deadline by which the Office of Policy and Management must submit copies of state real property inventories from March fifteenth to July first.

*[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.]*



General Assembly

February Session, 2016

**Raised Bill No. 5244**

LCO No. 1365



Referred to Committee on GOVERNMENT ADMINISTRATION  
AND ELECTIONS

Introduced by:  
(GAE)

**AN ACT CONCERNING THE UTILIZATION OF BUILDINGS OCCUPIED  
BY EXECUTIVE BRANCH AGENCIES.**

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

1 Section 1. Section 4-67g of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2016*):

3 (a) The Office of Policy and Management shall be responsible for: (1)  
4 Long-range planning with regard to the use of all state real property;  
5 (2) determining the level of efficiency of each and every state agency's  
6 use of any and all real property under its control, including, but not  
7 limited to, reviewing whether buildings occupied by the departments  
8 listed in section 4-38c are being underutilized; (3) maintaining an  
9 inventory of state real property; (4) maintaining an inventory of real  
10 property leased by state agencies; and (5) determining the appropriate  
11 use of state real property.

12 (b) In creating and maintaining such inventories, the secretary shall  
13 make recommendations concerning the reuse or disposition of state



14 real property and identify in such inventories existing buildings that  
15 (1) are of historic, architectural or cultural significance, including  
16 buildings listed or eligible to be listed in the national register  
17 established under the National Historic Preservation Act of 1966, 80  
18 Stat. 915 (1966), 16 USC 470a, and (2) would be suitable, whether or not  
19 in need of repair, alteration or addition, to meet the public building  
20 needs of the state or to meet the needs of the public in accordance with  
21 the provisions of subsection (m) of section 4b-23. At the request of the  
22 secretary, the Commissioner of Economic and Community  
23 Development shall advise the secretary as to whether such buildings  
24 are of historic, architectural or cultural significance.

25 (c) On and after October 1, 2016, the secretary shall include in the  
26 inventories required by this section the number of state employees per  
27 square foot in each building that is owned or leased by any  
28 department listed in section 4-38c.

29 ~~[(c)]~~ (d) All state agencies shall provide the secretary, in the manner  
30 and form prescribed by the secretary, with any information requested  
31 by said secretary for the purposes of maintaining the inventories  
32 required by this section.

33 ~~[(d)]~~ (e) The secretary shall update such inventories not less than  
34 annually and shall provide the Commissioner of Administrative  
35 Services with a copy of such inventories whenever the inventories are  
36 updated.

37 ~~[(e)]~~ (f) Not later than March 15, 2013, and annually thereafter, the  
38 Secretary of the Office of Policy and Management shall submit a copy  
39 of such inventories, in accordance with the provisions of section 11-4a,  
40 to the joint standing committees of the General Assembly having  
41 cognizance of matters relating to government administration and  
42 appropriations and the budgets of state agencies.

43 ~~[(f)]~~ (g) Each state agency shall request and obtain the written  
44 approval of the secretary or his or her designee prior to any (1) change

45 in ownership of state real property, (2) change in use of state real  
46 property, (3) use of state real property by an entity other than a state  
47 agency, or (4) use of state real property by a state agency other than the  
48 state agency with custody and control over such state real property.  
49 For the purposes of this subsection, "state agency" does not include a  
50 constituent unit of the state system of higher education, a technical  
51 high school or an agency in the legislative or judicial branch of state  
52 government.

53 [(g)] (h) Except as otherwise provided, for the purposes of this  
54 section, "state real property" means any improved or unimproved real  
55 property owned by a state agency, and "state agency" means any  
56 office, department, board, council, commission, institution, constituent  
57 unit of the state system of higher education, technical high school or  
58 other agency in the executive, legislative or judicial branch of state  
59 government.

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2016	4-67g
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**Statement of Purpose:**

To require the Secretary of the Office of Policy and Management to include in the annual inventories of state real property the number of state employees per square foot in buildings occupied by executive branch agencies.

*[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.]*