



General Assembly

February Session, 2002

**Raised Bill No. 314**

LCO No. 1367

Referred to Committee on Planning and Development

Introduced by:  
(PD)

**AN ACT CONCERNING TRANSFER DEEDS.**

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

1 Section 1. Section 12-494 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2002*):

3 No deed, instrument or writing which is subject to tax under this  
4 chapter shall be recorded by any town clerk unless such deed,  
5 instrument or writing has (1) the legal address of the realty, states in  
6 bold letters the words "grantor", "grantee", "street address" and  
7 "signatures with notary", and in the case of a deed, a two-inch space at  
8 the top and bottom of the first page, and (2) a return prescribed and  
9 furnished by the Commissioner of Revenue Services has been filed  
10 with such town clerk and the tax reported to be due thereon has been  
11 paid. [ provided no] No town clerk may refuse to record any such  
12 deed, instrument or writing if [(1)] (A) the tax return accompanying  
13 any such deed, instrument or writing does not include Social Security  
14 account number information, or [(2)] (B) an exemption is claimed  
15 under section 12-498 and there is a dispute as to the amount of tax due.  
16 The owner shall notify the town clerk of any change of address within  
17 sixty days of the filing of the conveyance tax form.

This act shall take effect as follows:	
Section 1	<i>October 1, 2002</i>

***Statement of Purpose:***

To provide for standardization of deeds and eliminate misdirected mailings from the town clerk's office, thereby facilitating the imposition and collection of the real estate conveyance tax.

*[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.]*