



General Assembly

**Amendment**

February Session, 2004

LCO No. 4597

\*SB0045604597SD0\*

Offered by:

SEN. MCDONALD, 27<sup>th</sup> Dist.

To: Subst. Senate Bill No. 456

File No. 592

Cal. No. 424

**"AN ACT CONCERNING REVALUATION OF PROPERTY BY MUNICIPALITIES."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. Subsection (a) of section 12-62d of the general statutes is  
4 repealed and the following is substituted in lieu thereof (*Effective from*  
5 *passage*):

6 (a) Commencing October 1, 1989, any municipality which meets the  
7 criteria as set forth in this subsection may, upon approval of its  
8 legislative body, provide for residential property tax relief in  
9 accordance with the provisions of subsection (d) of this section. Such  
10 property tax relief may be allowed (1) if the municipality has  
11 implemented in that year a revaluation of all real property as required  
12 in section 12-62 and the effective tax rate for residential property, as  
13 determined in accordance with the provisions of this section, is one  
14 and one-half per cent or more of the market value of residential  
15 property in such municipality, or (2) for the assessment year

16 commencing October 1, 2003, and each assessment year thereafter, in  
17 any year in which a municipality implements a revaluation of all real  
18 property as required in section 12-62 and the effective tax rate for  
19 residential property, as determined in accordance with the provisions  
20 of this section, is one and one-half per cent or more of the market value  
21 of residential property in such municipality. The secretary, at the  
22 request of the municipality, may waive the requirement related to the  
23 effective tax rate for the assessment year commencing October 1, 2003.  
24 Effective tax rate, as used in this section, means a ratio in which the  
25 numerator shall be the total tax imposed on all residential real  
26 property in the year of revaluation and the denominator of which shall  
27 be the present true and actual value of such property in such year, as  
28 determined in accordance with section 12-63. Not later than three days  
29 following final action with respect to the adoption of a mill rate for the  
30 year of revaluation the chief executive officer shall determine the  
31 effective tax rate as provided in this subsection and shall give notice of  
32 his determination to the Secretary of the Office of Policy and  
33 Management, except that for the assessment year commencing October  
34 1, 2003, such notice shall be given no later than June 1, 2003. Within  
35 five business days of receipt of such notice, said secretary shall issue a  
36 determination as to the validity of the effective tax rate so determined.  
37 If the chief executive officer is aggrieved by the finding of the  
38 secretary, he may, within thirty days make application in the nature of  
39 an appeal therefrom to the superior court of the judicial district in  
40 which the municipality is located. Such citation shall be signed by the  
41 chief executive officer, acting on behalf of the municipality, and such  
42 appeal shall be returnable at the same time and in the same manner as  
43 required in the case of a summons in a civil action and shall be served  
44 upon the secretary. Such application shall be a preferred case, to be  
45 heard, unless cause appears to the contrary, at the first session by the  
46 court or by a committee appointed by the court. Within twenty days of  
47 the secretary's notice confirming the validity of the effective tax rate  
48 determination, or within ten days of a decision of the court upholding  
49 the validity of the effective tax rate determination, the chief executive  
50 officer shall submit to the legislative body his recommendation

51 concerning residential property tax relief, and the legislative body  
52 shall act upon such recommendation within thirty days. Whenever  
53 used in this section, "municipality" means any town, consolidated  
54 town and city or consolidated town and borough."