



# House of Representatives

General Assembly

**File No. 774**

*January Session, 2005*

Substitute House Bill No. 6836

*House of Representatives, May 19, 2005*

The Committee on Planning and Development reported through REP. WALLACE of the 109th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## **AN ACT CONCERNING REAL PROPERTY REVALUATION POLICIES AND PROCEDURES.**

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

1 Section 1. Section 12-2b of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2005*):

3 The Secretary of the Office of Policy and Management shall: (1) In  
4 consultation with the Commissioner of Agriculture, develop schedules  
5 of unit prices for property classified under sections 12-107a to 12-107e,  
6 inclusive, update such schedules by October 1, 1990, and every five  
7 years thereafter, and make such data, studies and schedules available  
8 to municipalities and the public; (2) [develop regulations setting forth  
9 standards and tests for: Certifying revaluation companies and their  
10 employees, which regulations shall ensure that a revaluation company  
11 is competent in appraising and valuing property, certifying  
12 revaluation companies and their employees, requiring that a certified

13 employee supervise all valuations performed by a revaluation  
14 company for municipalities, maintaining lists of certified revaluation  
15 companies and upon request, advising municipalities in drafting  
16 contracts with revaluation companies, and conducting investigations  
17 and withdrawing the certification of any revaluation company or  
18 employee found not to be conforming to such regulations. The  
19 regulations shall provide for the imposition of a fee payable to a  
20 testing service designated by the secretary to administer certification  
21 examinations] adopt regulations, in accordance with the provisions of  
22 chapter 54, to certify revaluation appraisers and the revaluation  
23 companies that employ such appraisers by setting standards for  
24 education, experience and ethical conduct to ensure competency and  
25 suitability in estimating the value of property. Said regulations shall:  
26 (A) Contain separate requirements for certification (i) in the valuation  
27 of real property of distinct types, by use of appropriate mass appraisal  
28 methods, (ii) in the valuation of personal property, (iii) at a revaluation  
29 appraisal supervisor level for real property, and (iv) at a revaluation  
30 appraisal supervisor level for personal property; (B) require that a  
31 person certified at the revaluation appraisal supervisor level oversee  
32 the valuation of real or personal property; (C) require that a person  
33 certified at the revaluation appraisal supervisor level oversee the  
34 valuation of personal property; (D) provide that each certification is  
35 valid for a five-year period from the date it is issued; (E) provide that  
36 each certification is contingent upon passage of a written examination,  
37 and allow for the imposition of a fee, payable in a manner determined  
38 by the secretary, for a testing service the secretary designates to  
39 administer such certification examination; (F) provide a continuing  
40 education requirement for the renewal of each certification; and (G)  
41 provide for the secretary's revocation, suspension or denial of a  
42 certification or a renewal of a certification for cause, including, but not  
43 limited to, ethical misconduct; and (3) [by himself, or by an agent  
44 whom he may appoint, inquire if all property taxes which are due and  
45 collectible by each town or city not consolidated with a town, are in  
46 fact collected and paid to the treasurer thereof in the manner  
47 prescribed by law, and if accounts and records of the tax collectors and

48 treasurers of such entities are adequate and properly kept] maintain  
49 lists of certified revaluation appraisers and certified revaluation  
50 companies and make such lists available to the public. The secretary  
51 may hold meetings, conferences or schools for assessors, tax collectors  
52 or municipal finance officers.

53 Sec. 2. Section 12-55 of the general statutes is repealed and the  
54 following is substituted in lieu thereof (*Effective July 1, 2005*):

55 (a) On or before the thirty-first day of January of each year, except  
56 as otherwise specifically provided by law, the assessors or board of  
57 assessors shall publish the grand list for their respective towns. Each  
58 such grand list shall contain the assessed values of all property in the  
59 town, reflecting the statutory exemption or exemptions to which each  
60 property or property owner is entitled, and including, where  
61 applicable, any assessment penalty added in accordance with section  
62 12-41, [or] 12-57a or 12-63c for the assessment year commencing on the  
63 October first immediately preceding. The assessor or board of  
64 assessors shall lodge the grand list for public inspection, in the office of  
65 the assessor on or before said thirty-first day of January, or on or  
66 before the day otherwise specifically provided by law for the  
67 completion of such grand list. The town's assessor or board of  
68 assessors shall take and subscribe to the oath, pursuant to section 1-25,  
69 which shall be certified by the officer administering the same and  
70 endorsed upon or attached to such grand list. For the grand list of  
71 October 1, 2000, and each grand list thereafter, each assessor or  
72 member of a board of assessors who signs the grand list shall be  
73 certified in accordance with the provisions of section 12-40a.

74 (b) Prior to taking and subscribing to the oath upon the grand list,  
75 the assessor or board of assessors shall equalize the assessments of  
76 property in the town, if necessary, and make any assessment omitted  
77 by mistake or required by law. The assessor or board of assessors may  
78 increase or decrease the valuation of any property as reflected in the  
79 last-preceding grand list, or the valuation as stated in any personal  
80 property declaration or report received pursuant to this chapter. In

81 each case of any increase in valuation of a property above the  
82 valuation of such property in the last-preceding grand list, or the  
83 valuation, if any, stated by the person filing such declaration or report,  
84 the assessor or board of assessors shall mail a written notice of  
85 assessment increase to the last-known address of the owner of the  
86 property the valuation of which has increased. All such notices shall be  
87 subject to the provisions of subsection (c) of this section.  
88 Notwithstanding the provisions of this section, a notice of increase  
89 shall not be required in any year with respect to a registered motor  
90 vehicle the valuation of which has increased. In the year of a  
91 revaluation, the notice of increase sent in accordance with subsection  
92 [(f)] (e) of section 12-62, as amended by this act, shall be in lieu of the  
93 notice required by this section.

94 (c) Each notice of assessment increase sent pursuant to this section  
95 shall include: (1) The valuation prior to and after such increase; and (2)  
96 information describing the manner in which an appeal may be filed  
97 with the board of assessment appeals. If a notice of assessment increase  
98 affects the value of personal property and the assessor or board of  
99 assessors used a methodology to determine such value that differs  
100 from the methodology previously used, such notice shall include a  
101 statement concerning such change in methodology, which shall  
102 indicate the current methodology and the one that the assessor or  
103 assessors used for the valuation prior to such increase. Each such  
104 notice shall be mailed not earlier than the assessment date and not  
105 later than the tenth calendar day immediately following the date on  
106 which the assessor or board of assessors signs and attests to the grand  
107 list. If any such assessment increase notice is sent later than the time  
108 period prescribed in this subsection, such increase shall become  
109 effective on the next succeeding grand list.

110 Sec. 3. Section 12-62 of the general statutes is repealed and the  
111 following is substituted in lieu thereof (*Effective from passage and*  
112 *applicable to assessment years commencing on or after October 1, 2003*):

113 [(a) (1) Commencing October 1, 1997, the assessor or board of

114 assessors of each town shall revalue all of the real estate in their  
115 respective municipalities for assessment purposes in accordance with  
116 the provisions of subsection (b) of this section. The assessments  
117 derived from each such revaluation shall be used for the purpose of  
118 levying property taxes in such municipality in the assessment year in  
119 which such revaluation becomes effective and in each assessment year  
120 thereafter until the next succeeding revaluation in accordance with the  
121 provisions of subsection (b) of this section. In the performance of these  
122 duties, except in any municipality where there is a single assessor, at  
123 least two of the assessors shall act together and all valuations shall be  
124 separately approved by a majority of the assessors.

125 (2) The assessor or board of assessors of each town shall view by  
126 physical inspection all of the real estate in their respective  
127 municipalities for assessment purposes within the period of time  
128 provided in subdivision (3) of this subsection.

129 (3) An assessor shall have fulfilled the requirement to view by  
130 physical inspection if a physical inspection of a property has been  
131 made at any time from June 27, 1997, to October 1, 2009, inclusive, and  
132 thereafter, the assessor or board of assessors shall view by physical  
133 inspection each parcel of real estate no later than ten years following  
134 the preceding inspection.

135 (b) The assessor or board of assessors of each town shall revalue all  
136 of the real estate in their respective municipalities not later than five  
137 years after the last revaluation conducted in each municipality, except  
138 as provided in section 12-62*l*. In carrying out the provisions of this  
139 subsection, any municipality which last effected revaluation by  
140 statistical means shall effect its next revaluation by physical inspection  
141 provided in no case shall a physical inspection be required more than  
142 once every ten years. In carrying out the provisions of this subsection,  
143 any municipality which last effected revaluation by physical inspection  
144 may effect its next revaluation by statistical means.

145 (c) During the conduct of any revaluation in accordance with this  
146 section in any municipality and during a period of not less than twelve

147 months immediately following the date on which such revaluation  
148 becomes effective, any criteria, guidelines, price schedules or statement  
149 of procedures used in such revaluation by the assessors or any  
150 revaluation company shall be available for public inspection in the  
151 assessor's office in such municipality in the manner provided for  
152 public records in subsection (a) of section 1-210. Any such criteria,  
153 guidelines, price schedules or statement of procedures shall continue  
154 to be available for public inspection until the next revaluation of real  
155 property becomes effective. The provisions of this subsection shall be  
156 applicable to any such criteria, guidelines, price schedules or statement  
157 of procedures placed on file in such assessor's office on or after  
158 October 1, 1996.

159 (d) (1) Written notice of the implementation of a revaluation shall be  
160 filed by the chief executive officer of the municipality with the  
161 Secretary of the Office of Policy and Management. Such notice shall be  
162 filed not later than five business days following the date on which final  
163 action with respect to the establishment of a mill rate for the revalued  
164 grand list is taken. Any municipality which fails to comply with the  
165 provisions of this section shall forfeit ten per cent of the total amount  
166 of state grants-in-aid determined by statutory formula, as of the date  
167 certification of payment is required to be made to such municipality,  
168 for the fiscal year next following the October first assessment date on  
169 which the required revaluation was not implemented. Such forfeit  
170 shall be based upon the state grants-in-aid which are included in the  
171 estimate prepared by the Secretary of the Office of Policy and  
172 Management pursuant to section 4-71b. For each succeeding  
173 assessment year in which the provisions of this section are not met,  
174 such municipality shall forfeit ten per cent of such state grants-in-aid.  
175 If the secretary determines that such a forfeit is required, he shall cause  
176 the certification made to the State Comptroller for each such grant-in-  
177 aid to the municipality, to reflect the amount of reduction in such  
178 grant-in-aid.

179 (2) The secretary may waive such forfeit if, in his opinion, there  
180 appears to be reasonable cause for the municipality not having

181 implemented a revaluation as required, provided the chief executive  
182 officer of the municipality submits a written request for such waiver.  
183 Such request shall include the reason for the failure of the municipality  
184 to comply with the provisions of this section. The secretary shall  
185 promptly consider such request and shall, within fifteen business days,  
186 notify the municipality of his decision to grant or deny a waiver of the  
187 forfeit. Reasonable cause shall include, (A) a postponement of a  
188 revaluation in any town or city, provided such postponement is  
189 allowed by the secretary in accordance with the provisions of section  
190 12-117, or is ordered by the superior court for the judicial district in  
191 which the municipality is located, (B) a postponement of a revaluation  
192 in any town or city as the result of the existence of extraordinary  
193 circumstances or an act of God, (C) failure on the part of any person or  
194 organization performing such revaluation under contract to complete  
195 contractual duties to the satisfaction of the municipality, (D) the death  
196 or serious illness of the assessor during the conduct of a revaluation,  
197 which results in a delay of its implementation, or (E) an agreement  
198 entered into pursuant to subdivision (3) of this subsection. No more  
199 than one waiver shall be granted pursuant to subparagraph (E) of this  
200 subdivision.

201 (3) If a municipality is unable to implement a revaluation in the  
202 assessment year as required by this section for any reason other than  
203 for reasonable cause as described in subparagraphs (A) to (D),  
204 inclusive, of subdivision (2) of this subsection, the chief executive  
205 officer of the municipality may submit a written request to the  
206 Secretary of the Office of Policy and Management to enter into an  
207 agreement with the Office of Policy and Management with respect to  
208 the implementation of such revaluation. The municipality may request  
209 such agreement no earlier than six months prior to and no later than  
210 the October first assessment date which the required revaluation  
211 would have affected. The secretary may enter into no more than one  
212 agreement with any municipality and only if such municipality has  
213 shown good faith efforts toward implementing such revaluation. Such  
214 agreement shall establish conditions to be met by the municipality in  
215 order to qualify for a waiver of the penalty imposed under subdivision

216 (1) of this subsection. Such conditions shall include, but not be limited  
217 to, (A) dates upon which specific aspects of the revaluation shall be  
218 completed, (B) an agreement by the municipality to implement,  
219 maintain or update a computer system for the purpose of conducting  
220 future revaluations, (C) an agreement that the municipality will not  
221 seek an authorization from the Office of Policy and Management to  
222 assess all real estate according to the list in effect immediately prior to  
223 the list to which such revaluation applies pursuant to subsection (b) of  
224 section 12-117, (D) a date specific by which a contract must be entered  
225 into for conducting the next statutorily required revaluation, and (E)  
226 quarterly updates to the secretary on the progress of the revaluation.  
227 The dates of such conditions may extend beyond the date of the  
228 implementation of the revaluation for which the agreement is  
229 requested. Notwithstanding a waiver issued under subdivision (2) of  
230 this subsection, the secretary may, upon a review of the totality of the  
231 circumstances, cause the municipality to forfeit a percentage of the  
232 total amount of state grants-in-aid determined by statutory formula  
233 which are included in the estimate prepared by the Secretary of the  
234 Office of Policy and Management pursuant to section 4-71b. If one  
235 condition of the agreement is not met by a municipality, the amount  
236 forfeited shall be one per cent of the total amount of such state grants-  
237 in-aid as of the date the condition was not met. If more than one  
238 condition of the agreement is not met by a municipality, the amount  
239 forfeited may be up to ten per cent of the such state grants-in-aid as  
240 determined by the secretary.

241 (e) Any assessor required to view by physical observation or to  
242 revalue all real estate in a municipality by the provisions of this section  
243 may designate a revaluation company certified in accordance with  
244 section 12-2b to view and evaluate or to evaluate, pursuant to a  
245 methodology approved by such assessor, all or any portion of such  
246 real estate, provided nothing in this subsection shall relieve any  
247 assessor of any other requirement relating to such revaluation imposed  
248 by any provisions of the general statutes, any public or special act or  
249 any municipal charter.

250 (f) The assessor or board of assessors shall send written notice by  
251 mail of each revaluation conducted pursuant to this section to each  
252 person whose property was revalued. Such notice shall include  
253 information describing the property owner's rights to appeal the  
254 valuation of his property, including the manner in which an appeal  
255 may be filed with the board of assessment appeals. The written notice  
256 shall be mailed no earlier than the assessment date and no later than  
257 the tenth calendar day immediately following the date on which the  
258 grand list abstract is signed and attested to by the assessor or board of  
259 assessors. The assessor or board of assessors may require the  
260 revaluation company to send such written notice on behalf of the  
261 assessor or board of assessors.

262 (g) Notwithstanding the provisions of subparagraph (B) of  
263 subdivision (1) of subsection (a) of this section any town which has  
264 entered into an agreement to conduct a physical revaluation for a  
265 contiguous town and which levies real property taxes on the basis of a  
266 revaluation that was implemented for the assessment year  
267 commencing October 1, 1987, shall for the assessment year  
268 commencing October 1, 1999, revalue all such real property by  
269 physical observation.

270 (h) (1) Nothing in this section shall be construed as prohibiting a  
271 town from electing to effect a revaluation of real estate earlier than the  
272 year of next revaluation, as designated in subsection (b) of this section.

273 (2) On and after October 1, 2002, a town electing to effect its next  
274 revaluation earlier than required pursuant to subsection (b) of this  
275 section shall effect its next subsequent revaluation on the assessment  
276 date that is four years after the date provided in said subsection (b)  
277 which date is applicable to the revaluation which is being effected  
278 earlier.

279 (i) Notwithstanding any municipal charter, home rule ordinance or  
280 special act, no municipality shall be required to revalue the real estate  
281 in such municipality for assessment purposes prior to the year of next  
282 revaluation as designated in subsection (b) of this section.

283 (j) This section shall not require the revaluation of real estate (1)  
284 designated within the 1983 Settlement boundary and taken into trust  
285 by the federal government for the Mashantucket Pequot Tribal Nation  
286 before June 8, 1999, or (2) taken into trust by the federal government  
287 for the Mohegan Tribe of Indians of Connecticut.

288 (k) (1) As used in this subsection: "Coefficient of dispersion",  
289 "commercial property", "market sale", "median ratio", "price related  
290 differential", "property class", "ratio", "residential property" and  
291 "vacant land" have the same meanings as the definitions of those terms  
292 in the regulations adopted under section 12-62i.

293 (2) Notwithstanding the provisions of this section, a town shall be  
294 exempt from performing its next scheduled revaluation if, as of the  
295 date that calculations pursuant to this subsection are performed: (A)  
296 The overall level of assessment for all property classes is within plus or  
297 minus ten per cent of the seventy per cent assessment ratio required  
298 under subsection (b) of section 12-62a, as measured by the overall  
299 median ratio; (B) the level of assessment for each property class for  
300 which there are fifteen or more market sales is within plus or minus  
301 five per cent of the median overall level of assessment for each such  
302 property class; (C) the coefficient of dispersion for each property class  
303 for which there are fifteen or more market sales is equal to or less than  
304 (i) fifteen per cent for all property; (ii) fifteen per cent for residential  
305 property; (iii) twenty per cent for commercial property; and (iv) twenty  
306 per cent for vacant land; and (D) the price related differential for each  
307 property class for which there are fifteen or more market sales is  
308 within 0.98 and 1.03. The provisions of this subsection shall terminate  
309 on October 1, 2007, and shall not apply to any revaluation scheduled to  
310 be implemented on or after said date.

311 (3) In order to claim exemption under this subsection from the  
312 requirement to implement a revaluation pursuant to subsection (b) of  
313 this section, a town shall perform the calculations required by this  
314 subsection not earlier than April second and not later than April tenth  
315 of the calendar year preceding the October first assessment date on

316 which such revaluation pursuant to subsection (b) of this section is  
317 required to be effective, except that a town scheduled to implement a  
318 revaluation on October 1, 2003, may perform such calculations not  
319 later than thirty days after May 9, 2002. Such calculations shall be  
320 based on market sales that occurred between October first of the  
321 previous calendar year and April first of the calendar year in which  
322 such calculations are performed, provided if the total number of  
323 market sales occurring in said period is less than thirty, the time period  
324 prior to said October first shall be extended in monthly increments  
325 until the number of market sales is equal to or greater than thirty, but  
326 in no event shall such time period be extended for more than twelve  
327 months prior to said October first. The assessor may adjust the sales  
328 price of any property to take into account: (A) The fact that the  
329 property sold is subject to a lease that does not represent market rent,  
330 as defined in section 12-63b; (B) the inclusion of personal property in  
331 the price paid for real property that was sold; or (C) any other factor  
332 the assessor deems appropriate provided there is objective criteria  
333 substantiating any such adjustment and the reason for such adjustment  
334 is documented by the assessor. In the event the time period is extended  
335 under the provisions of this subsection, the assessor may also adjust  
336 the sales price of any property sale occurring in said extended time  
337 period to take into account the effect of a price change in the real estate  
338 market between the date of sale and the date such calculations are  
339 performed. Information concerning such market sales and the  
340 statistical analyses of such sales shall be available for public inspection  
341 for not less than one year from the date a town certifies its exemption  
342 from the requirement to implement its next scheduled revaluation,  
343 provided the Secretary of the Office of Policy and Management does  
344 not rescind such exemption, pursuant to section 12-62k.

345 (4) Any town that meets the criteria set forth in this subsection shall,  
346 not later than five days after the calculations required by this  
347 subsection are performed, certify its exemption from the requirement  
348 to implement its next scheduled revaluation pursuant to subsection (b)  
349 of this section to the Secretary of the Office of Policy and Management.  
350 Such certification shall be signed by the chief executive officer and the

351 assessor and filed in their respective offices and shall specify the  
352 assessment date to which such exemption applies. The certification  
353 submitted to the secretary shall be accompanied by documentation of  
354 the town's compliance with the criteria delineated in this subsection, in  
355 such form and manner as the secretary may require. Such  
356 documentation shall include, but not be limited to: (A) Information  
357 concerning all sales of real property for each property class that  
358 occurred during the time period encompassed by the town's analyses;  
359 (B) information concerning the market sales used in the analysis for  
360 each property class during such time period; (C) documentation  
361 concerning the reason used by the assessor to adjust the sales price of  
362 each property and the dollar amount of the adjustment; (D)  
363 documentation of the reason for not including a real property sale in  
364 the analysis of any property class; and (E) the results of each of the  
365 applicable calculations described in subdivision (2) of this subsection.  
366 Each town that certifies an exemption from the requirement to  
367 implement a revaluation pursuant to this subsection shall cooperate  
368 with the secretary or the committee established pursuant to section 12-  
369 62k in promptly providing any information the secretary or the  
370 committee may require. A copy of the certification of a town's  
371 exemption from the requirement to implement its next scheduled  
372 revaluation, as submitted to the secretary, shall be provided to the  
373 town clerk of the town, who shall record such certification on the land  
374 records. In the event the secretary rescinds such exemption, the  
375 secretary's notice rescinding the town's revaluation exemption  
376 certification shall be recorded on the land records.]

377 (a) For purposes of this section:

378 (1) "Assessor" includes a board of assessors, the members of which  
379 shall approve all real property valuations derived from a revaluation  
380 by a majority vote;

381 (2) "Field review" means the process by which a person examines  
382 each parcel of real property in the context of its neighborhood setting,  
383 compares the observable attributes of each such parcel to those listed

384 on its corresponding property record, makes any necessary corrections  
385 based on such observation, and verifies that each real property parcel's  
386 attributes are accounted for in the valuation being developed for a  
387 revaluation;

388 (3) "Fully inspect" or "full inspection" means to measure the exterior  
389 dimensions of a building or structure, or to verify such dimensions,  
390 and to enter and examine the interior of each such building or  
391 structure, upon obtaining permission to do so from an adult occupant,  
392 in order to observe and record or verify the characteristics and  
393 conditions thereof;

394 (4) "Real property" has the same meaning as the real estate  
395 described in section 12-64;

396 (5) "Secretary" means the Secretary of the Office of Policy and  
397 Management, or such secretary's designee; and

398 (6) "Town" means any town, consolidated town and city or  
399 consolidated town and borough.

400 (b) (1) The assessor of each town shall revalue all real property  
401 located in such town for assessment purposes in accordance with the  
402 provisions of this section. Except as otherwise provided by any  
403 provision of the general statutes or any public or special act, or by any  
404 provisions of a municipal charter, assessments derived from each  
405 revaluation shall be used for the purpose of levying property taxes for  
406 the assessment year in which such revaluation is effective and for each  
407 assessment year that follows until the ensuing revaluation becomes  
408 effective. An assessor shall use generally accepted mass appraisal  
409 methods for the valuation of real property in conducting each  
410 revaluation and may designate a revaluation company certified in  
411 accordance with section 12-2b, as amended by this act, to perform data  
412 collection and analyses or mass appraisal valuation and field review  
413 functions pursuant to a method the assessor approves. Nothing in this  
414 section shall relieve an assessor of any other requirement related to  
415 revaluation as imposed by any provision of the general statutes or any

416 public or special act, or by any provisions of a municipal charter that  
417 are not contrary to this section.

418 (2) Unless the provisions of section 12-62l and subdivision (3) of this  
419 subsection are applicable, a revaluation of all real property in a town  
420 shall be effective for the assessment year that is five years after the  
421 assessment year in which a revaluation was previously effective in  
422 such town. Any town may effect a revaluation of real property earlier  
423 than this section requires, provided the town's next revaluation shall  
424 be effective not later than five assessment years after the assessment  
425 year in which the previous revaluation became effective.

426 (3) The legislative body or board of selectmen, as the case may be, of  
427 any town eligible to defer a revaluation pursuant to section 12-62l shall  
428 be required to approve such deferral not later than September 1, 2005.  
429 Not later than October 1, 2005, the chief executive officer of any town  
430 in which such a revaluation deferral is approved shall notify the  
431 secretary, in writing, of the effective date of the town's next revaluation  
432 and such town shall thereafter implement revaluation when required  
433 pursuant to subdivision (2) of this subsection. Notwithstanding the  
434 provisions of section 12-62l concerning the authority of the legislative  
435 body, if a board of selectmen has voted to defer for one year a  
436 revaluation scheduled for 2004, the legislative body of the town may  
437 vote to defer said revaluation for an additional year, provided the vote  
438 of the legislative body for the additional year of deferral is made on or  
439 before September 1, 2005, and the secretary is notified pursuant to this  
440 subsection.

441 (c) (1) The assessor may, at any time, fully inspect any parcel of  
442 improved real property in order to ascertain or verify the accuracy of  
443 data as contained in the assessor's record for such property. The  
444 assessor shall maintain a record of the assessment year in which each  
445 such parcel of improved real property is fully inspected.

446 (2) The assessor may, at any time, send a questionnaire to any real  
447 property owner in order to obtain verification of the accuracy of the  
448 characteristics of real property as contained in the assessor's record for

449 such owner's property, or to obtain information regarding the  
450 circumstances attendant to such property's acquisition or purchase. An  
451 assessor who utilizes questionnaires to verify the accuracy of such real  
452 property data shall develop and institute a quality assurance program  
453 with respect to responses received to such questionnaires, and shall  
454 determine if there is a need to fully inspect all real property during the  
455 period set forth in this subsection, based on the results of such quality  
456 assurance program.

457 (3) An assessor who does not utilize questionnaires to verify the  
458 accuracy of real property data, or who utilizes such questionnaires but  
459 is not satisfied with the results of the quality assurance program  
460 instituted with respect to responses received to such questionnaires,  
461 shall fully inspect all real property not later than the tenth assessment  
462 year following the assessment year in which such real property was  
463 last fully inspected, provided, with respect to a revaluation  
464 implemented during the period from on and after October 1, 2003, to  
465 on or before October 1, 2010, an assessor shall have fulfilled such  
466 requirement if a full inspection of such property is made at any time  
467 during the assessment year commencing October 1, 1996, through the  
468 assessment year commencing October 1, 2009, inclusive.

469 (d) Prior to completing each revaluation, the assessor shall conduct  
470 a field review to ensure that real property valuations derived from  
471 such revaluation are appropriate.

472 (e) (1) Not earlier than the assessment date which is the effective  
473 date of a revaluation, and not later than the tenth calendar day  
474 immediately following the date on which the grand list for said  
475 assessment date is signed, the assessor shall mail a written notice of  
476 real property valuation to the last-known address of each owner of real  
477 property. Such notice shall provide information concerning property  
478 valuation appeal provisions, including, but not limited to, the method  
479 of requesting a hearing from the board of assessment appeals.

480 (2) Not later than the date written notices of real property  
481 valuations are mailed in accordance with subdivision (1) of this

482 subsection, and for a period of not less than twelve months  
483 immediately following the date on which each revaluation becomes  
484 effective, the following shall be available for public inspection in the  
485 assessor's office in the manner provided for access to public records in  
486 subsection (a) of section 1-210: (A) Any criteria, guidelines, price  
487 schedules or statement of procedures used in such revaluation, and (B)  
488 a compilation of all real property sales in each neighborhood, the  
489 selling prices of which are determined to be representative of the fair  
490 market values of the properties sold.

491 (f) The chief executive officer of each town shall notify the Secretary  
492 of the Office of Policy and Management of the assessment date on  
493 which each revaluation is effective not later than thirty business days  
494 following the date on which the assessor signs and files the grand list  
495 reflecting assessments of real property based on values established for  
496 such revaluation. In the event a town fails to implement a revaluation  
497 effective for the assessment date required by this section for any reason  
498 other than an authorization for postponement provided by the  
499 secretary pursuant to subsection (b) of section 12-117, the chief  
500 executive officer of such town shall notify said secretary of such  
501 failure, in writing, not later than thirty business days following the  
502 date on which the assessor signs and files the grand list that does not  
503 reflect real property assessments based on values established for such  
504 required revaluation. Not later than thirty business days following the  
505 date the town's legislative body votes to utilize the provisions of  
506 section 12-62c, as amended by this act, or the provisions of section 12-  
507 62d, as amended by this act, the chief executive officer shall notify the  
508 secretary, in writing, of the action taken. Any chief executive officer  
509 failing to submit any notification to the secretary as required by this  
510 subsection, shall forfeit one hundred dollars to the state for each such  
511 failure.

512 (g) (1) Except as provided in subsection (e) of this section, any town  
513 that fails to implement a revaluation for the assessment date required  
514 by this section, or that implements a revaluation that does not comply  
515 with the requirements set forth in regulations adopted pursuant to

516 subsection (h) of this section, shall be subject to an annual penalty  
517 equal to a ten per cent loss of certain state grants. Such penalty shall  
518 apply to those grants determined by statutory formula that are  
519 included in the estimate the secretary prepares pursuant to section 4-  
520 71a. Not later than the first day of July of each fiscal year in which the  
521 secretary imposes such penalty, the secretary shall notify the  
522 commissioner of each agency that certifies payment of any such grant  
523 of the requirement to reduce the affected town's grant by ten per cent  
524 for such year, and such reduction shall be reflected in the certification  
525 made to the State Comptroller for the payment of each such grant for  
526 such year. In the event that such commissioner certifies any such grant  
527 prior to receiving the secretary's notice, such commissioner shall  
528 reduce any remaining installment of such grant to reflect such penalty.  
529 If there are no remaining installments of any such grant that the  
530 commissioner certifies, any grant the secretary certifies for payment  
531 may be reduced by the necessary amount, even if said grant is not  
532 included in the estimate prepared pursuant to section 4-71a. Such  
533 penalty shall not be applicable with respect to a revaluation that is  
534 postponed as a result of the secretary's authorization pursuant to  
535 subsection (b) of section 12-117.

536 (2) If, in the secretary's opinion, there appears to be reasonable cause  
537 for a town's failure to implement a revaluation pursuant to the  
538 requirements of this section, the secretary may waive the penalty  
539 imposed by subdivision (1) of this subsection. Reasonable cause shall  
540 include a postponement of a revaluation in any town due to (A) an  
541 extraordinary circumstance or an act of God, (B) the failure on the part  
542 of any revaluation company to complete contractual duties to the  
543 satisfaction of the assessor and the chief executive officer of the town,  
544 (C) the assessor's death or incapacitation during the conduct of a  
545 revaluation, which results in a delay of its implementation, or (D) an  
546 order by the superior court for the judicial district in which the town is  
547 located regarding such revaluation, or the potential for such an order,  
548 following said court's decision with respect to the proceeding brought  
549 before it. The chief executive officer of the town shall submit a written  
550 request for such penalty waiver not later than thirty days following the

551 date of the commencement of the fiscal year in which such penalty is  
552 applicable. Such request shall include the reason for the town's failure  
553 to comply with the provisions of this section. Not later than thirty  
554 business days after receiving such request, the secretary shall notify  
555 the chief executive officer of the secretary's decision to grant or deny  
556 the penalty waiver, provided the secretary may delay a decision  
557 regarding a waiver related to a potential order of a court of jurisdiction  
558 until said court renders its decision. Any town aggrieved by the  
559 secretary's decision concerning such penalty waiver may, not later  
560 than ten business days after receiving the secretary's notice of decision  
561 concerning such waiver, appeal the secretary's determination to the  
562 superior court for the judicial district in which such town is located  
563 and such court shall expedite such appeal. The secretary shall not  
564 grant a town a penalty waiver under the provisions of this subsection  
565 with respect to consecutive years unless the General Assembly  
566 approves such action.

567 (h) The secretary shall adopt regulations, in accordance with the  
568 provisions of chapter 54, to (1) establish at least two performance-  
569 based revaluation testing standards, (2) require assessors to comply  
570 with one of such standards in conducting each revaluation, and (3)  
571 require any certificate of regulatory compliance to be jointly signed by  
572 the assessor and a person certified as a revaluation appraisal  
573 supervisor, pursuant to section 12-2b, as amended by this act, who is  
574 employed by any revaluation company the assessor designates to  
575 establish real property valuations or to review such valuations  
576 pursuant to the provisions of a contract.

577 (i) This section shall not require the revaluation of real estate (1)  
578 designated within the 1983 Settlement boundary and taken into trust  
579 by the federal government for the Mashantucket Pequot Tribal Nation  
580 before June 8, 1999, or (2) taken into trust by the federal government  
581 for the Mohegan Tribe of Indians of Connecticut.

582 Sec. 4. Section 12-62c of the general statutes is repealed and the  
583 following is substituted in lieu thereof (*Effective July 1, 2005, and*

584 *applicable to assessment years commencing on or after October 1, 2005):*

585 [(a) Any municipality may, with respect to the assessment list in  
586 such municipality in a year in which a revaluation becomes effective,  
587 as required under section 12-62, for the assessment years commencing  
588 on or after October 1, 1987, by vote of its legislative body provide for a  
589 gradual increase in assessed values of real property for purposes of  
590 property tax, commencing with the year in which such revaluation  
591 becomes effective and continuing for a certain number of years as  
592 elected by such municipality, not exceeding three years immediately  
593 following the year of such revaluation. Such gradual increase in  
594 assessed values shall be the result of incremental increases in the rate  
595 of assessment of real property, to be added as provided in subsection  
596 (b) of this section to the assessment ratio determined under section 10-  
597 261a for the year immediately preceding revaluation in such  
598 municipality.

599 (b) Upon electing to increase assessed values in the manner allowed  
600 in this section, there shall be determined, with respect to said  
601 assessment ratio for the year immediately preceding such revaluation,  
602 the difference between the assessment rate at seventy per cent of  
603 present true and actual value, as required under subsection (b) of  
604 section 12-62a, and said ratio of assessed value of real property to fair  
605 market value in the year immediately preceding revaluation for such  
606 municipality. Such difference shall represent the portion of the  
607 assessment rate at seventy per cent to be added to said ratio for such  
608 municipality in attaining the required assessment rate of seventy per  
609 cent of present true and actual value. Such amount shall be added to  
610 said ratio in equal increments, as determined in accordance with this  
611 subsection, over the number of years elected by such municipality,  
612 provided the total number of years for such purpose may not exceed  
613 four years including the year of such revaluation. For the purposes of  
614 this subsection, increments shall be considered equal if such  
615 increments are equal (1) in terms of the absolute amount of the  
616 increase in the assessment ratio for each of the years of such gradual  
617 increase in assessed value or (2) in terms of the percentage of increase

618 in the assessment ratio from year to year which is applicable to such  
619 gradual increase in assessed value, for each year of the term of such  
620 gradual increase in assessed value.

621 (c) In a municipality which has adopted the assessment procedure  
622 allowed in this section, new construction which is first assessed for  
623 purposes of property tax, after the assessment date on which such  
624 revaluation becomes effective but before the assessment rate has been  
625 increased to seventy per cent of present true and actual value, shall be  
626 assessed initially at the rate applicable in the procedure as adopted by  
627 such municipality at the time of such initial assessment, and thereafter  
628 at the rate of assessment applicable with respect to all real property on  
629 the assessment list in such municipality.]

630 (a) (1) A municipality implementing a revaluation of all real  
631 property pursuant to section 12-62, as amended by this act, may  
632 provide for a phase-in of real property assessment increases resulting  
633 from such revaluation in accordance with one of the methods set forth  
634 in subsection (b) of this section. The legislative body of the  
635 municipality shall approve the decision to provide for a phase-in, the  
636 number of assessment years for which such phase-in is effective and  
637 the method of such phase-in of real property assessment increases. If  
638 the legislative body is a town meeting, the board of selectmen shall  
639 approve such decision and term. In any municipality that provides for  
640 a phase-in, the assessor shall gradually increase the assessed values of  
641 real property effective in the assessment year preceding that in which  
642 the revaluation is implemented, in accordance with one of the methods  
643 set forth in subsection (b) of this section. In no event shall the term of a  
644 phase-in extend beyond the implementation date of the town's next  
645 revaluation. Following the conclusion of such term, the assessment of  
646 real property shall reflect the rate of assessment that would have been  
647 applicable in the year said revaluation was implemented, except for  
648 such phase-in.

649 (2) The legislative body or board of selectmen, as the case may be,  
650 may approve the discontinuance of a phase-in of real property

651 assessment increases resulting from the implementation of a  
652 revaluation, at any time prior to the completion of the phase-in term  
653 originally approved, provided such approval shall be made on or  
654 before the assessment date that is the commencement of the  
655 assessment year in which the discontinuance of such phase-in is  
656 effective.

657 (b) A municipality shall use one of the following methods to  
658 determine the phase-in of real property assessment increases resulting  
659 from the implementation of a revaluation: (1) The assessment of each  
660 parcel of real property for the assessment year preceding that in which  
661 such revaluation is effective shall be subtracted from the assessment of  
662 each such real property parcel derived from such revaluation, and the  
663 annual amount of incremental assessment increase for each such real  
664 property parcel shall be the total of such subtraction divided by the  
665 number of years of the phase-in term; or (2) the assessment ratio for all  
666 real property for the assessment year preceding that in which a  
667 revaluation is effective, shall be subtracted from the seventy per cent  
668 assessment ratio applicable in the year of such revaluation, and the  
669 annual incremental rate of assessment increase applicable to all parcels  
670 of real property shall be the result of such subtraction divided by the  
671 number of years of the phase-in term.

672 (c) The assessment of any new construction that first becomes  
673 subject to taxation during an assessment year encompassed within the  
674 term of a phase-in adopted pursuant to this section, shall be  
675 determined in the same manner as the assessment of all other  
676 comparable real property in that assessment year, such that the total of  
677 incremental increases applicable to such other comparable real  
678 property are reflected in the assessment of such new construction prior  
679 to its proration pursuant to section 12-53a.

680 Sec. 5. Section 12-63b of the general statutes is repealed and the  
681 following is substituted in lieu thereof (*Effective July 1, 2005*):

682 (a) The assessor or board of assessors in any town, when  
683 determining the present true and actual value of real property as

684 provided in section 12-63, which property is used primarily for the  
685 purpose of producing rental income, exclusive of such property used  
686 solely for residential purposes, containing not more than six dwelling  
687 units and in which the owner resides, and with respect to which  
688 property there is insufficient data [in such town] based on current  
689 bona fide sales of comparable property which may be considered in  
690 determining such value, shall determine such value on the basis of [an  
691 appraisal] a mass appraisal method which shall include to the extent  
692 applicable with respect to such property, consideration of each of the  
693 following methods: [of appraisal:] (1) Replacement cost less  
694 depreciation, plus the market value of the land, (2) the gross income  
695 multiplier method as used for similar property, and (3) capitalization  
696 of net income based on market rent for similar property. The  
697 provisions of this section shall not be applicable with respect to any  
698 housing assisted by the federal or state government except any such  
699 housing for which the federal assistance directly related to rent for  
700 each unit in such housing is no less than the difference between the fair  
701 market rent for each such unit in the applicable area and the amount of  
702 rent payable by the tenant in each such unit, as determined under the  
703 federal program providing for such assistance.

704 (b) For purposes of subdivision (3) of subsection (a) of this section  
705 and, generally, in its use as a factor in any [appraisal] mass appraisal  
706 methods applicable with respect to real property used primarily for  
707 the purpose of producing rental income, the term "market rent" means  
708 the rental income that such property would most probably command  
709 on the open market as indicated by present rentals being paid for  
710 comparable space. In determining market rent the assessor shall  
711 consider the actual rental income applicable with respect to such real  
712 property under the terms of an existing contract of lease at the time of  
713 such determination.

714 Sec. 6. Subsection (b) of section 12-117 of the general statutes is  
715 repealed and the following is substituted in lieu thereof (*Effective from*  
716 *passage and applicable to assessment years commencing on and after October*  
717 *1, 2005*):

718 (b) If, in the opinion of the board of assessment appeals and the  
719 chief executive officer, the number of appeals pending before such  
720 board is such as to preclude fair and equitable consideration of such  
721 appeals within the time restriction prescribed in this section, the  
722 Secretary of the Office of Policy and Management may, upon the  
723 request in writing of the board of assessment appeals approved by the  
724 chief executive officer, setting forth such opinion, authorize the  
725 assessors to assess all real estate according to the grand list in effect  
726 immediately prior to the grand list from which such appeals are taken,  
727 subject only to transfers of ownership, additions for new construction  
728 and reductions for demolitions. The grand list from which such  
729 appeals are taken shall then become the grand list for the assessment  
730 day next ensuing, subject only to such adjustments as are authorized  
731 by the board of assessment appeals, unless the town has, in the  
732 intervening time period, completed a revaluation of all real property in  
733 accordance with section 12-62, as amended by this act. The secretary  
734 shall not authorize a postponement pursuant to the provisions of this  
735 subsection for more than one year, and no postponement shall be  
736 allowed in any consecutive years.

737 Sec. 7. Section 7-328 of the general statutes is repealed and the  
738 following is substituted in lieu thereof (*Effective July 1, 2005*):

739 (a) The territorial limits of the district shall constitute a separate  
740 taxing district, and the assessor or assessors of the town shall separate  
741 the property within the district from the other property in the town  
742 and shall annually furnish the clerk of the district with a copy of the  
743 grand list of all property in the district after it has been completed by  
744 the board of assessment appeals of the town. If the legislative body of  
745 the town elects, pursuant to section [12-62a or] 12-62c, as amended by  
746 this act, to defer all or any part of the amount of the increase in the  
747 assessed value of real property in the year a revaluation becomes  
748 effective and in any succeeding year in which such deferment is  
749 allowed, the grand list furnished to the clerk of the district for each  
750 such year shall reflect assessments based upon such deferment. When  
751 the district meeting has fixed the tax rate, the clerk shall prepare a rate

752 bill, apportioning to each owner of property his proportionate share of  
753 the taxes, which rate bill, when prepared, shall be delivered to the  
754 treasurer; and the district and the treasurer thereof shall have the same  
755 powers as towns and collectors of taxes to collect and enforce payment  
756 of such taxes, and such taxes when laid shall be a lien upon the  
757 property in the same manner as town taxes, and such liens may be  
758 continued by certificates recorded in the land record office of the town,  
759 and foreclosed in the same manner as liens for town taxes. The  
760 assessor or board of assessment appeals shall promptly forward to the  
761 clerk of the district any certificate of correction or notice of any other  
762 lawful change to the grand list of the district. The district clerk shall,  
763 within ten days of receipt of any such certificate or notice, forward a  
764 copy thereof to the treasurer, and the assessment of the property for  
765 which such certificate or notice was issued and the rate bill related  
766 thereto shall be corrected accordingly. If the district constructs any  
767 drain, sewer, sidewalk, curb or gutter, such proportion of the cost  
768 thereof as such district determines may be assessed by the board of  
769 directors, in the manner prescribed by such district, upon the property  
770 specially benefited by such drain, sewer, sidewalk, curb or gutter, and  
771 the balance of such costs shall be paid from the general funds of the  
772 district. In the construction of any flood or erosion control system, the  
773 cost to such district may be assessed and shall be payable in  
774 accordance with sections 25-87 to 25-93, inclusive. Subject to the  
775 provisions of the general statutes, the district may issue bonds and the  
776 board of directors may pledge the credit of the district for any money  
777 borrowed for the construction of any public works or the acquisition of  
778 recreational facilities authorized by sections 7-324 to 7-329, inclusive,  
779 and such board shall keep a record of all notes, bonds and certificates  
780 of indebtedness issued, disposed of or pledged by the district. All  
781 moneys received by the directors on behalf of the district shall be paid  
782 to the treasurer. No contract or obligation which involves an  
783 expenditure in the amount of (1) ten thousand dollars or more in  
784 districts where the grand list is less than or equal to twenty million  
785 dollars, or (2) twenty thousand dollars or more in districts where the  
786 grand list is greater than twenty million dollars, in any one year shall

787 be made by the board of directors, unless the same is specially  
788 authorized by a vote of the district, nor shall the directors borrow  
789 money without like authority. The clerk of the district shall give  
790 written notice to the treasurer of the town in which the district is  
791 located of any final decision of the board of directors to borrow money,  
792 not later than thirty days after the date of such decision. The district  
793 may adopt ordinances, with penalties to secure their enforcement, for  
794 the purpose of regulating the carrying out of the provisions of sections  
795 7-324 to 7-329, inclusive, and defining the duties and compensation of  
796 its officers and the manner in which their duties shall be carried out.

797 (b) Upon the request of the clerk of any district, the registrar of  
798 voters and the assessor of the town in which the district is located shall  
799 provide a list of voters of the district.

800 Sec. 8. Section 12-19b of the general statutes is repealed and the  
801 following is substituted in lieu thereof (*Effective July 1, 2005*):

802 Not later than April first in any assessment year, any town or  
803 borough to which a grant is payable under the provisions of section 12-  
804 19a shall provide the Secretary of the Office of Policy and Management  
805 with the assessed valuation of the real property eligible therefor as of  
806 the first day of October immediately preceding, adjusted in accordance  
807 with any gradual increase in or deferment of assessed values of real  
808 property implemented in accordance with section 12-62c, as amended  
809 by this act, [or subsection (e) of section 12-62a,] which is required for  
810 computation of such grant. Any town which neglects to transmit to the  
811 secretary the assessed valuation as required by this section shall forfeit  
812 two hundred fifty dollars to the state, provided the secretary may  
813 waive such forfeiture in accordance with procedures and standards  
814 adopted by regulation in accordance with chapter 54. Said secretary  
815 may on or before the first day of August of the state fiscal year in  
816 which such grant is payable, reevaluate any such property when, in  
817 the secretary's judgment, the valuation is inaccurate and shall notify  
818 such town of such reevaluation by certified or registered mail. Any  
819 town or borough aggrieved by the action of the secretary under the

820 provisions of this section may, not later than ten business days  
821 following receipt of such notice, appeal to the secretary for a hearing  
822 concerning such reevaluation. Such appeal shall be in writing and shall  
823 include a statement as to the reasons for such appeal. The secretary  
824 shall, not later than ten business days following receipt of such appeal,  
825 grant or deny such hearing by notification in writing, including in the  
826 event of a denial, a statement as to the reasons for such denial. Such  
827 notification shall be sent by certified or registered mail. If any town or  
828 borough is aggrieved by the action of the secretary following such  
829 hearing or in denying any such hearing, the town or borough may not  
830 later than ten business days after receiving such notice, appeal to the  
831 superior court for the judicial district wherein such town is located.  
832 Any such appeal shall be privileged.

833       Sec. 9. Subsection (a) of section 12-20b of the general statutes is  
834 repealed and the following is substituted in lieu thereof (*Effective July*  
835 *1, 2005*):

836       (a) Not later than April first in each year, any municipality to which  
837 a grant is payable under the provisions of section 12-20a shall provide  
838 the Secretary of the Office of Policy and Management with the assessed  
839 valuation of the tax-exempt real property as of the immediately  
840 preceding October first, adjusted in accordance with any gradual  
841 increase in or deferment of assessed values of real property  
842 implemented in accordance with section 12-62c, as amended by this  
843 act, [or subsection (e) of section 12-62a,] which is required for  
844 computation of such grant. Any municipality which neglects to  
845 transmit to the Secretary of the Office of Policy and Management the  
846 assessed valuation as required by this section shall forfeit two hundred  
847 fifty dollars to the state, provided the secretary may waive such  
848 forfeiture in accordance with procedures and standards adopted by  
849 regulation in accordance with chapter 54. Said secretary may, on or  
850 before the first day of August of the state fiscal year in which such  
851 grant is payable, reevaluate any such property when, in his judgment,  
852 the valuation is inaccurate and shall notify such municipality of such  
853 reevaluation. Any municipality aggrieved by the action of said

854 secretary under the provisions of this section may, not later than ten  
855 business days following receipt of such notice, appeal to the secretary  
856 for a hearing concerning such reevaluation, provided such appeal shall  
857 be in writing and shall include a statement as to the reasons for such  
858 appeal. The secretary shall, not later than ten business days following  
859 receipt of such appeal, grant or deny such hearing by notification in  
860 writing, including in the event of a denial, a statement as to the reasons  
861 for such denial. If any municipality is aggrieved by the action of the  
862 secretary following such hearing or in denying any such hearing, the  
863 municipality may within two weeks of such notice, appeal to the  
864 superior court for the judicial district in which the municipality is  
865 located. Any such appeal shall be privileged. Said secretary shall  
866 certify to the Comptroller the amount due each municipality under the  
867 provisions of section 12-20a, or under any recomputation occurring  
868 prior to September first which may be effected as the result of the  
869 provisions of this section, and the Comptroller shall draw his order on  
870 the Treasurer on or before the fifteenth day of September following  
871 and the Treasurer shall pay the amount thereof to such municipality  
872 on or before the thirtieth day of September following. If any  
873 recomputation is effected as the result of the provisions of this section  
874 on or after the January first following the date on which the  
875 municipality has provided the assessed valuation in question, any  
876 adjustments to the amount due to any municipality for the period for  
877 which such adjustments were made shall be made in the next payment  
878 the Treasurer shall make to such municipality pursuant to this section.

879 Sec. 10. Subsection (a) of section 12-53 of the general statutes is  
880 repealed and the following is substituted in lieu thereof (*Effective July*  
881 *1, 2005*):

882 (a) For purposes of this section: (1) "Omitted property" means  
883 property for which complete information is not included in the  
884 declaration required to be filed by law with respect to either the total  
885 number and type of all items subject to taxation or the true original  
886 cost and year acquired of all such items, (2) "books", "papers",  
887 "documents" and "other records" includes, but is not limited to, federal

888 tax forms relating to the acquisition and cost of fixed assets, general  
889 ledgers, balance sheets, disbursement ledgers, fixed asset and  
890 depreciation schedules, financial statements, invoices, operating  
891 expense reports, capital and operating leases, conditional sales  
892 agreements and building or leasehold ledgers, and (3) "designee of an  
893 assessor" means a Connecticut municipal assessor certified in  
894 accordance with subsection (b) of section 12-40a, a certified public  
895 accountant, a revaluation company certified in accordance with section  
896 12-2c for the valuation of personal property, or an individual certified  
897 as a revaluation [company employee] appraiser in accordance with  
898 section 12-2b, as amended by this act, for the valuation of personal  
899 property.

900 Sec. 11. Subsection (g) of section 12-62d of the general statutes is  
901 repealed and the following is substituted in lieu thereof (*Effective July*  
902 *1, 2005*):

903 (g) (1) Any municipality electing to provide residential property tax  
904 relief in accordance with this section shall conduct a management  
905 study of its municipal government within one year following  
906 implementation of such program. Such study shall include, but not be  
907 limited to, a program review of expenditure, organization,  
908 management of finances and assessment practices. The study shall  
909 include input from the local business community and residential  
910 property taxpayers.

911 (2) The study results shall be reported to the legislative body of the  
912 municipality for consideration. The legislative body shall hold at least  
913 two public hearings and shall consider the recommendations of the  
914 study and public input thereon. Following such public hearings, the  
915 legislative body shall develop a plan of implementation and shall file  
916 such plan with the Secretary of the Office of Policy and Management  
917 and with the General Assembly.

918 (3) Any municipality which fails to comply with the provisions of  
919 this subsection shall be subject to the penalty provisions of subsection  
920 [(e)] (g) of section 12-62, as amended by this act.

921 Sec. 12. Section 12-62h of the general statutes is repealed and the  
922 following is substituted in lieu thereof (*Effective July 1, 2005*):

923 (a) The assessor of each municipality having stayed the further  
924 implementation of phase-in with respect to a revaluation implemented  
925 on October 1, 1993, shall, on the grand list for the assessment year  
926 commencing October 1, 1996, recommence such phase-in by reflecting  
927 assessments that include the incremental value that would, except for  
928 such stay, have been added in the assessment year commencing  
929 October 1, 1994, and for each assessment year thereafter, until the term  
930 of the phase-in as adopted by the municipality is completed, such  
931 assessors shall reflect assessments which include the addition of the  
932 applicable phase-in increment. Any municipality which has elected to  
933 defer all or part of the increase in the assessed value of real property  
934 pursuant to section [12-62a or] 12-62c, as amended by this act, shall, as  
935 of October 1, 1996, reflect ownership and valuation changes for each  
936 assessment year during such stay.

937 (b) Notwithstanding the provisions of any special act or this section,  
938 any municipality which elected to defer further implementation of a  
939 phase-in adopted pursuant to section 12-62c, as amended by this act,  
940 [or pursuant to subsection (e) of section 12-62a,] may continue to defer  
941 the further implementation of such phase-in for the assessment years  
942 commencing October 1, 1995, and October 1, 1996, provided  
943 ownership and appropriate valuation changes with respect to such  
944 assessment years shall be reflected. The grand list of any such  
945 municipality for the assessment year commencing October 1, 1997,  
946 shall include assessments that reflect seventy per cent of the fair  
947 market value of real property as determined in accordance with said  
948 revaluation.

949 Sec. 13. Section 12-129p of the general statutes is repealed and the  
950 following is substituted in lieu thereof (*Effective July 1, 2005*):

951 (a) Notwithstanding the provisions of sections 12-129b to 12-129d,  
952 inclusive, if the amount of tax benefit calculated in accordance with  
953 said sections and provided thereunder for any homeowner qualified

954 for the program of tax relief under said sections is equivalent to two  
955 thousand dollars or more in the assessment year commencing October  
956 1, 1985, such benefit shall not, in any subsequent assessment year  
957 exceed the amount of such benefit to which such homeowner was  
958 entitled for said assessment year commencing October 1, 1985, and  
959 additionally, if the amount of such tax benefit for any homeowner so  
960 qualified is less than two thousand dollars in the assessment year  
961 commencing October 1, 1985, the amount of such homeowner's benefit  
962 shall not, in any subsequent assessment year, exceed two thousand  
963 dollars.

964 (b) In any municipality which, as of July 6, 1987, has deferred any  
965 part of the amount of increased assessed value of real property  
966 pursuant to subsection (e) of section 12-62a, revision of 1958, revised to  
967 January 1, 2005, the maximum benefit to which any homeowner shall  
968 be entitled pursuant to subsection (a) of this section shall be the  
969 amount to which such homeowner is entitled pursuant to sections  
970 12-129b to 12-129d, inclusive, in the first assessment year in which no  
971 deferral of assessed value occurs, and no maximum benefit shall be  
972 imposed in any year prior to such first assessment year in which no  
973 deferral occurs.

974 Sec. 14. Section 35-51 of the general statutes is repealed and the  
975 following is substituted in lieu thereof (*Effective July 1, 2005*):

976 As used in this chapter, unless the context requires otherwise:

977 (a) "Improper means" includes theft, bribery, misrepresentation,  
978 breach or inducement of a breach of duty to maintain secrecy, or  
979 espionage through electronic or other means, including searching  
980 through trash.

981 (b) "Misappropriation" means: (1) Acquisition of a trade secret of  
982 another by a person who knows or has reason to know that the trade  
983 secret was acquired by improper means; or (2) disclosure or use of a  
984 trade secret of another without express or implied consent by a person  
985 who (A) used improper means to acquire knowledge of the trade

986 secret; or (B) at the time of disclosure or use, knew or had reason to  
987 know that his knowledge of the trade secret was (i) derived from or  
988 through a person who had utilized improper means to acquire it; (ii)  
989 acquired under circumstances giving rise to a duty to maintain its  
990 secrecy or limit its use, including but not limited to disclosures made  
991 under section 1-210, sections 31-40j to 31-40p, inclusive, or subsection  
992 [(c)] (e) of section 12-62, as amended by of this act; or (iii) derived from  
993 or through a person who owed a duty to the person seeking relief to  
994 maintain its secrecy or limit its use; or (C) before a material change of  
995 his position, knew or had reason to know that it was a trade secret and  
996 that knowledge of it had been acquired by accident or mistake.

997 (c) "Person" means a natural person, corporation, limited liability  
998 company, business trust, estate, trust, partnership, association, joint  
999 venture, government, governmental subdivision or agency, or any  
1000 other legal or commercial entity.

1001 (d) Notwithstanding the provisions of sections 1-210, 31-40j to 31-  
1002 40p, inclusive, and subsection [(c)] (e) of section 12-62, as amended by  
1003 this act, "trade secret" means information, including a formula, pattern,  
1004 compilation, program, device, method, technique, process, drawing,  
1005 cost data or customer list that: (1) Derives independent economic  
1006 value, actual or potential, from not being generally known to, and not  
1007 being readily ascertainable by proper means by, other persons who can  
1008 obtain economic value from its disclosure or use, and (2) is the subject  
1009 of efforts that are reasonable under the circumstances to maintain its  
1010 secrecy.

1011 Sec. 15. Subsection (b) of section 35-57 of the general statutes is  
1012 repealed and the following is substituted in lieu thereof (*Effective July*  
1013 *1, 2005*):

1014 (b) This chapter does not affect: (1) Contractual or other civil  
1015 liability or relief that is not based upon misappropriation of a trade  
1016 secret; (2) criminal liability for misappropriation of a trade secret; or (3)  
1017 the duty of any person or state or municipal agency to disclose  
1018 information pursuant to section 1-210, sections 31-40j to 31-40p,

1019 inclusive, or subsection [(c)] (e) of section 12-62, as amended by this  
 1020 act, or wherever expressly provided by law.

1021 Sec. 16. (NEW) (*Effective October 1, 2005*) The Secretary of the Office  
 1022 of Policy and Management shall develop and publish a model contract  
 1023 with provisions which may be used by municipalities in contracting  
 1024 with revaluation vendors. Such model contract shall include, but need  
 1025 not be limited to, provisions providing for (1) specifying a scope of  
 1026 services for different revaluation methods and procedures, (2)  
 1027 revaluation of various classes of property, and (3) use of such contract  
 1028 by one municipality or by a group of municipalities. There shall be no  
 1029 requirement that a municipality include any provision developed by  
 1030 such secretary in any contract such municipality may enter into with a  
 1031 revaluation vendor.

1032 Sec. 17. Subsections (e) and (f) of section 12-62a of the general  
 1033 statutes, and sections 12-62i and 12-62k of the general statutes are  
 1034 repealed. (*Effective from passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2005	12-2b
Sec. 2	July 1, 2005	12-55
Sec. 3	<i>from passage and applicable to assessment years commencing on or after October 1, 2003</i>	12-62
Sec. 4	<i>July 1, 2005, and applicable to assessment years commencing on or after October 1, 2005</i>	12-62c
Sec. 5	July 1, 2005	12-63b
Sec. 6	<i>from passage and applicable to assessment years commencing on and after October 1, 2005</i>	12-117(b)
Sec. 7	July 1, 2005	7-328
Sec. 8	July 1, 2005	12-19b
Sec. 9	July 1, 2005	12-20b(a)

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Sec. 10	<i>July 1, 2005</i>	12-53(a)
Sec. 11	<i>July 1, 2005</i>	12-62d(g)
Sec. 12	<i>July 1, 2005</i>	12-62h
Sec. 13	<i>July 1, 2005</i>	12-129p
Sec. 14	<i>July 1, 2005</i>	35-51
Sec. 15	<i>July 1, 2005</i>	35-57(b)
Sec. 16	<i>October 1, 2005</i>	New section
Sec. 17	<i>from passage</i>	Repealer section

**PD**      *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

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### **OFA Fiscal Note**

#### **State Impact:**

Agency Affected	Fund-Effect	FY 06 \$	FY 07 \$
Policy & Mgmt., Off.	GF - Cost	Minimal	Minimal

Note: GF=General Fund

#### **Municipal Impact:**

Municipalities	Effect	FY 06 \$	FY 07 \$
All Municipalities	Savings	Potential	Potential
Various Municipalities	Cost	Minimal	None

### **Explanation**

The bill requires the Office of Policy and Management (OPM) develop and publish a model contract for hiring revaluation companies. OPM is anticipated to incur only minimal costs since it is likely they will use the guidelines contained in the Assessors Handbook, which is published by the Connecticut Association of Assessing Officers, to develop the model contract.

The bill will result in savings to municipalities to the extent that efficiencies can be achieved by:

- (1) Performing inspections over time instead of all in one year;
- (2) Having a greater ability to use in-house staff to complete inspections; and
- (3) Developing and implementing a questionnaire process, which results in a reduction in the number of parcels that are required to be physically inspected.

The bill also will result in a minimal cost to a municipality that elects to conduct a town meeting in order to consider deferring their

revaluation for an additional year, until 2006. A municipality is anticipated to incur costs to administer and to provide public notice of the meeting.

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**OLR Bill Analysis**

sHB 6836

**AN ACT CONCERNING REAL PROPERTY REVALUATION  
POLICIES AND PROCEDURES****SUMMARY:**

This bill reorganizes the statutes governing the way towns must revalue property. In doing so, it makes many substantive and technical changes, some of which reflect current terminology and practice.

The bill still requires towns to revalue all property every five years, but requires them to do so by viewing each property in its neighborhood setting. It authorizes specific ways to verify the data they use to determine a property's value and changes the circumstances under which they enter and inspect property. Since current law requires towns to inspect each property at least once every 10 years, towns can stagger the inspections over 10 years and thus implement a revaluation without having to inspect each property. The bill requires inspections based on whether and how the town verified property data.

The bill allows assessors to use comparable sales data from other towns to determine the value of an income-producing property, such as an apartment complex. Current law restricts them to data from their respective towns.

The bill changes several administrative requirements towns must meet after completing a revaluation. These include the time period when the public may inspect revaluation documents and the deadline for notifying the Office of Policy and Management (OPM) about a revaluation's effective date. The bill also sets deadlines by which towns must decide if they will defer revaluations scheduled in 2003, 2004, and 2005 and notify OPM about the effective date of their next revaluation. The bill changes some of the procedural requirements for deferring, postponing, or phasing in a revaluation.

The bill specifies how OPM must impose penalties if a town violates the revaluation requirements and changes some of the requirements for having them waived.

The bill specifies new requirements and parameters for phasing in a revaluation. These apply to the two methods current law allows and which the bill consolidates in one section.

The bill requires grand lists to include the penalties for failing to submit income and expense statements, which assessors must require from rental property owners. Under current law, grand lists must reflect exemptions and include the penalties for missing the statutory deadline for filing personal property declarations and failing to include leased property in those declarations.

The bill specifies the types of regulatory standards the OPM secretary must adopt for certifying revaluation companies and revaluation appraisers. It also requires the regulations to address certification renewal and specify the grounds for revoking, suspending, or denying certification. The bill requires OPM to develop and publish model contracts towns may use when hiring companies to conduct a revaluation.

Lastly, the bill eliminates the OPM secretary's authority to inquire about the way towns collect property taxes and maintain collection records.

EFFECTIVE DATE: July 1, 2005, except for the provisions (1) authorizing revaluation methods, which are effective upon passage and applicable to assessment years beginning on or after October 1, 2003; (2) consolidating the phase-in methods, which are effective July 1, 2005 and applicable to assessment years beginning on or after October 1, 2005; (3) authorizing model revaluation contracts, which are effective October 1, 2005; and (4) making conforming changes regarding performance-based standards and phase-in requirements and eliminating the revaluation exemption committee, which are effective upon passage.

## **REVALUATION CYCLES AND METHODS**

### ***Statistical and Physical Revaluations***

Under current law, assessors must revalue all property at least once every five years (except in those towns that have deferred their next scheduled revaluation). They may do so by:

1. physically inspecting all properties,
2. physically inspecting some properties and using statistics for the others, or
3. using only statistics.

The bill amends the statutes to reflect the methods and terms assessors use to revalue property. In doing so, it eliminates the notion that assessors revalue property either by using statistical methods or physically inspecting each property.

Whether assessors must physically inspect a property depends on when they last inspected it. Under current law, they must inspect each property at least once every 10 years. This rule seems to give them the option of physically inspecting properties on different 10-year cycles. In other words, it allows them to physically inspect some properties each year between scheduled revaluations and use information they gathered from the inspection to determine the properties' values for the next scheduled revaluation.

But current law also seems to lock assessors into physically inspecting all properties for the next revaluation if they used statistics for the previous one. The bill eliminates this requirement and the term, "statistical means." It keeps the 10-year cycle for physical inspections but changes the conditions for when towns must conduct them.

### ***New Revaluation Methods and Rules***

The bill still requires assessors to revalue property at least once every five years, changes the circumstances under which they must enter and inspect property. The circumstances depend on the choices assessors make to verify the data they have for each property. At a minimum, assessors must view each property in its neighborhood setting each time they conduct the five-year revaluation. They or the revaluation companies they hire must use mass appraisal methods, which generally determine value based on representative samples of different types of comparable properties.

The bill authorizes two methods assessors can use at any time to verify the data. They can enter and inspect property, but only with an adult

occupant's permission. Alternatively, they can mail questionnaires to taxpayers asking for information about their properties. These provisions allow assessors to stagger inspections or questionnaires over several years instead of conducting them only during a revaluation year.

Assessors who do not verify data by inspecting property or surveying their owners must fully inspect each property within 10 years of its last inspection. Presumably, this would be the last time they inspected property under current law. In conducting a full inspection, assessors must measuring a building's exterior dimensions and enter and examine its interior. (The bill appears to specify no timeframe during which assessors can continue to base assessments on inspection data.)

Assessors who rely on questionnaires to verify data must inspect property within 10 years of the last inspection if they are dissatisfied with the quality of the responses, which they must determine by subjecting them to a qualify assurance program. (The bill appears to specify no timeframe during which assessors may continue to rely on questionnaire responses that satisfied the quality assurance program.)

### ***Satisfying the Requirement for Full Inspections***

As discussed above, the bill limits the circumstances when assessor must conduct a full inspection and links the deadline for doing so to the last time one was conducted. Current law requires towns to fully inspect each property at least once every 10 years. But it also provides a window during which the requirement does not apply. The bill alters that window.

Under current law, a town satisfies this requirement if the assessor physically inspected property any time from June 27, 1997 to October 1, 2009. But it also requires the town to conduct the next physical inspection within 10 years of the date of the last physical inspection. Under the bill, a town that implements a revaluation between October 1, 2003 and October 1, 2010 satisfies the full inspection requirement if it fully inspected the property at any time between October 1, 1996 and October 1, 2009.

### ***Performance-Based Standards***

The bill specifies that OPM must adopt at least two performance-based

standards for testing whether a revaluation accurately measured changes in property value and requires towns to meet at least one of those standards. Current law requires towns to meet all of the standards and subjects them to a penalty, which the bill retains, if they do not.

The penalty is a reduction in state grants determined according to a statutory formula. The bill requires OPM to calculate the 10% penalty based on the amounts it estimates towns will receive in the governor's recommended budget. Current law requires OPM to base the 10% on the amounts it estimates towns will receive in the budget act.

## **PENALTY ADMINISTRATION**

### ***Imposing Penalties***

The bill specifies the process OPM must follow when imposing a penalty for failing to implement a revaluation or implementing one that does not meet one of OPM's regulatory standards. The penalty does not apply to situations where a town fails to implement a revaluation on time because the assessor or board of assessment appeals needed more time to complete it.

The OPM secretary must notify the commissioner of each agency that makes a formula grant to the town to reduce the grant amount by 10%. The secretary must do this by July 1 for each fiscal year he imposes the penalty. The grant amount the commissioner certifies to the comptroller for that fiscal year must reflect the reduction. If he certified the full amount before the secretary notified him, the commissioner must reduce any remaining installment payments. If there are none, the secretary can reduce any grant he administers regardless of how it is calculated.

### ***Waiver Process***

The bill modifies the process the secretary must follow when a town asks him to waive a penalty. The law specifies the grounds under which he may do so and requires him to act on the request within 15 business days after he receives it. The grounds are:

1. an extraordinary circumstance or an act of God,
2. a revaluation company's failure to complete its contractual

duties to the town's satisfaction,

3. a delay in completing the revaluation caused by the assessor's death or incapacitation, or
4. a Superior Court order regarding the revaluation.

The bill expands the last of these to include the possibility that the court might issue an order affecting the revaluation.

The bill extends the deadline by which secretary must respond to a waiver request from 15 business days after receiving the request to 30. But it allows him to delay his decision pending a possible court order regarding the request.

The bill explicitly allows towns to appeal the secretary's decision to the Superior Court. The town must file its appeal within 10 business days after receiving notice of the secretary's decision. The court must expedite the appeal.

The bill bans the secretary from granting towns consecutive-year waivers without the General Assembly's approval.

## **POST-REVALUATION REQUIREMENTS**

### ***Inspecting Revaluation Documents***

The bill narrows the time period during which the public may inspect the criteria, guidelines, and similar material the town used to conduct the revaluation. Under current law, assessors must allow the public to inspect these materials in the assessors' offices between the time from when they began revaluing property to at least 12 months after the revaluation takes effect. It also allows the public to continue inspecting these materials up until the next revaluation, but does not specify where the documents must be kept.

The bill narrows the time for public inspection to between the date the assessors notify property owners about their new valuations to at least 12 months after the revaluation's effective date. But it drops the minimum requirement that the town allow the public to continue inspecting the revaluation material after that date. The bill specifically allows the public to inspect the list of property sales by neighborhood

the assessors used to determine fair market value.

### ***OPM Notification***

The bill requires towns to notify OPM secretary about certain decisions regarding a revaluation and forfeit \$100 to the state each time they fail to do so. It requires towns to notify the secretary about a revaluation's effective date within 30 days after the assessor signs and files the revalued grand list. Current law requires towns to notify the secretary within five days after they set the tax rate based on that grand list.

The bill also requires towns to notify the secretary if they take certain steps to ease a revaluation's impact. The law allows towns to phase in increases in assessed values for all taxpayers, or to ease the burden on residential taxpayers. The bill requires town chief executive officers to notify the secretary within 30 days after their respective legislative bodies approved these actions.

The bill additionally requires towns to notify the secretary if they fail to implement the revaluation for any reason other than giving the board of assessment appeals more time to properly hear appeals. A town's chief elected official must notify the secretary within 30 days after the assessor signs the unvalued grand list.

## **DEFERRING OR POSTPONING REVALUATIONS**

### ***Deferrals***

The law allows towns that were scheduled to revalue property in 2003, 2004, and 2005 to defer doing so until 2006. Under the bill, towns that want to defer the revaluation must decide whether to do so by September 1, 2005. These towns must then notify the secretary by October 1, 2005 about the effective date of their next revaluation. They must begin revaluing property on the five-year cycle from that date.

The bill sets narrow conditions under which a town whose legislative body is a town meeting can defer a revaluation for an additional year, until 2006. A town may do this if:

1. its board of selectmen initially voted to defer the 2004 revaluation for only one year, until 2005, and
2. its town meeting votes, before September 1, 2005, to defer the

revaluation until 2006 and notifies the secretary by October 1, 2005 about the effective date of its next revaluation.

The bill eliminates the authorization for towns to defer a revaluation if statistics show little or no change in property values since the last revaluation. Under current law, the authorization expires October 1, 2007. The bill also eliminates a committee established to advise OPM about these postponements.

The bill eliminates the conditions under which a town can, with the secretary's approval, postpone a revaluation it cannot complete. Under current law, the secretary and the town must enter into an agreement specifying how the town will complete the revaluation and the conditions the town must meet in order for the secretary to waive the statutory penalty for failing to implement a revaluation.

### ***Postponement Notifications***

The bill limits the extent to which the secretary can approve a town's request to postpone a revaluation. By law, he may do this if the board of assessment appeals cannot finish hearing the appeals by the statutory deadline, even if the town extends it by two months. In these cases the secretary can postpone the revaluation, at the town's request, for one year and allow the town to tax property based on the prior year's grand list. The bill limits the postponement period to one year and prohibits the secretary from granting postponements for consecutive years.

### **REVALUATION PHASE-INS**

The bill specifies certain requirements and parameters for phasing in a revaluation. The law provides two methods for phasing in a revaluation. One phases in the difference between a property's assessed value before and after revaluation; the other bases the phase-in on the difference between the ratio of property's fair market and assessed value before revaluation and the same ratio after revaluation. The phase-in period under the first method is five years; the period under the second is four years.

The bill codifies these methods in one section and makes the procedural requirements that govern them uniform. The bill requires local legislative bodies to specify the phase-in period, which cannot

exceed five years, and the phase-in method when they approve a phase-in. It makes the selectmen responsible for acting on a proposed phase-in in towns where the town meeting is the legislative body.

By law, a town cannot institute a phase-in without the legislative body's approval. The bill specifies that the phase-in period cannot extend into the town's next five-year revaluation cycle and that properties must be assessed based on the revaluation when the phase-in is over. It also allows the legislative body to stop a phase-in before the end of the phase-in period. These provisions currently apply to phase-ins based on a property's assessed value before and after revaluation.

### **REVALUATION COMPANY AND EMPLOYEE CERTIFICATION STANDARDS**

The bill modifies the types of regulatory standards OPM must adopt for certifying revaluation companies and their employees, which the bill refers to as revaluation appraisers. Under current law, the regulations must set standards and tests for certifying revaluation companies and their employees. The regulations must also require a certified employee to supervise a revaluation. OPM must also adopt regulations for maintaining lists for certified companies and investigating and withdrawing their certifications. Under the regulations, it may charge fees for administering certification tests.

The bill specifies that the regulations must set standards for education, experience, and ethical conduct. They must also set standards for certifying the revaluation of different types of properties and the supervisors who oversee their revaluation. The regulations must provide for a five-year certification, which is available only if the appraiser passes a written exam. As under current law, the regulations may impose testing and examination fees.

They must include a continuing education requirement that appraisers must meet in order to renew their certifications. And they must specify the grounds under which the secretary may revoke, suspend, or deny certification. The grounds must include ethical misconduct.

### **MODEL CONTRACTS**

The bill requires OPM to develop and publish model contracts for

hiring revaluation companies. The contracts must specify a scope of services for different revaluation methods and procedures, provisions for revaluing different types of properties, and sections under which one or more towns can use the contract. Towns are not required to include any of the model contract's language in an actual revaluation contract.

## **BACKGROUND**

### ***Legislative History***

On April 26, the House referred the bill to the Judiciary Committee, which reported it favorably on May 3. The House then referred the bill to the Planning and Development Committee on May 5. On May 9, that committee reported a substitute that (1) changes the deadlines for deciding whether to postpone a revaluation and notify OPM about the next revaluation's effective date and (2) sets conditions under which town meetings can defer a revaluation for another year.

## **COMMITTEE ACTION**

Finance, Revenue and Bonding Committee

Joint Favorable Substitute  
Yea 42    Nay 1

Judiciary Committee

Joint Favorable Report  
Yea 35    Nay 3

Planning and Development Committee

Joint Favorable Substitute  
Yea 15    Nay 0