



General Assembly

January Session, 2005

Proposed Bill No. 5414

LCO No. 1445

Referred to Committee on Planning and Development

Introduced by:

REP. HENNESSY, 127th Dist.

**AN ACT CONCERNING THE VALUATION FOR PROPERTY TAX
PURPOSES OF CONTAMINATED COMMERCIAL AND INDUSTRIAL
PROPERTIES.**

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

1 That the general statutes be amended to require municipalities to
2 appraise all contaminated commercial and industrial land and
3 improvements thereto at their highest and best use value, or the value
4 at which they were taxed prior to contamination and abandonment,
5 plus inflation adjustments, whichever is higher. Such land and
6 improvements shall be taxed on that value plus a pollution surcharge
7 to compensate for the lost reuse opportunities and lost revenues on
8 taxable contents in the building. Taxes at these rates shall continue
9 until the property is cleaned up and restored to full use. In the event
10 an owner has abandoned such a site and cannot legally be held
11 responsible for its cleanup, the state should make a payment in lieu of
12 taxes to the municipality based on the enhanced value and surcharges.

Statement of Purpose:

To provide property tax relief by increasing the assessment on contaminated and abandoned sites, to hold accountable those who

have not cleaned up contaminated properties, to shift the local tax burden from homeowners to those who have contaminated a site, and to provide incentives for the state to increase, enforce and accelerate site cleanup.