



House Bill No. 5222

Public Act No. 07-251

AN ACT CONCERNING THE SALE, LEASE OR TRANSFER OF MUNICIPAL PROPERTY AND LIENS FILED UNDER THE MUNICIPAL PROPERTY TAX RELIEF PROGRAM FOR SENIORS.

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

Section 1. Section 1 of public act 07-218 is repealed and the following is substituted in lieu thereof (*Effective October 1, 2007*):

(a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property land that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds,

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if the fair market value of such property does not exceed ten thousand dollars, [and] (2) renewals of leases where there is no change in use of the real property, and (3) the sales, lease or transfer of real property acquired by the municipality by foreclosure.

Sec. 2. Subsection (f) of section 12-129n of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2007*):

(f) Any municipality providing property tax relief under this section may establish a lien on such property in the amount of the relief granted, provided if the total amount of such property tax relief with respect to any such taxpayer, when combined with any such tax relief for which such taxpayer may be eligible in accordance with sections 12-129b to 12-129d, inclusive, or 12-170aa, exceeds in the aggregate seventy-five per cent of the property tax for which such taxpayer would be liable but for the benefits under this section and any of the sections mentioned above in this subsection, such municipality shall be required to establish a lien on such property in the amount [of the total tax relief granted] that such tax relief exceeds seventy-five per cent of such property tax liability, plus interest applicable to the total of such unpaid taxes at a rate to be determined by such municipality. Any such lien shall have a priority in the settlement of such person's estate.

Approved July 11, 2007