



General Assembly

January Session, 2007

**Committee Bill No. 6080**

LCO No. 5324

\*        HB06080PD        032007        \*

Referred to Committee on Planning and Development

Introduced by:  
(PD)

**AN ACT CONCERNING CLARIFICATION OF THE PERIOD OF TIME  
BETWEEN THE REAL ESTATE PROPERTY TAX DUE DATE AND THE  
LAPSING OF THE SILENT LIEN PROVIDED IN STATUTE.**

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

1 Section 1. Section 12-172 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2007*):

3 The interest of each person in each item of real estate, which has  
4 been legally set in his assessment list, shall be subject to a lien for that  
5 part of his taxes laid upon the valuation of such interest, as found in  
6 such list when finally completed, as such part may be increased by  
7 interest, fees and charges, and a lien for any obligation to make a  
8 payment in lieu of any such taxes, as defined in section 12-171. Such  
9 lien, unless otherwise specially provided by law, shall exist from the  
10 first day of October or other assessment date of the municipality in the  
11 year previous to that in which such tax, or the first installment thereof,  
12 became due until [one year] two years after such tax or first  
13 installment thereof became due and, during its existence, shall take  
14 precedence of all transfers and encumbrances in any manner affecting  
15 such interest in such item, or any part of it. Such lien, during its

16 existence, may be enforced by levy and sale of such real estate if such  
17 person has complete title thereto or of his interest in such real estate if  
18 he does not have complete title thereto. No sale of real estate for taxes  
19 or foreclosure of any lien shall divest the estate sold of any existing lien  
20 for other taxes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	12-172

***PD***      *Joint Favorable*