



General Assembly

**Amendment**

January Session, 2007

LCO No. 8879

**\*HB0522208879HDO\***

Offered by:

REP. NICASTRO, 79<sup>th</sup> Dist.

REP. HURLBURT, 53<sup>rd</sup> Dist.

To: House Bill No. 5222

File No. 468

Cal. No. 365

**"AN ACT CONCERNING FORECLOSURE PROTECTION FOR HOMEOWNERS."**

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 1 of house bill 5729 of the current session is  
4 amended to read as follows (*Effective October 1, 2007*):

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

15 shall also post a sign conspicuously on the real property land that is  
 16 the subject of the public hearing.

17 (b) The provisions of subsection (a) of this section shall not apply to  
 18 (1) sales of real property, except parkland, open space or playgrounds,  
 19 if the fair market value of such property does not exceed ten thousand  
 20 dollars, [and] (2) renewals of leases where there is no change in use of  
 21 the real property, and (3) the sales, lease or transfer of real property  
 22 acquired by the municipality by foreclosure.

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 24 repealed and the following is substituted in lieu thereof (*Effective*  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

26 (f) Any municipality providing property tax relief under this section  
 27 may establish a lien on such property in the amount of the relief  
 28 granted, provided if the total amount of such property tax relief with  
 29 respect to any such taxpayer, when combined with any such tax relief  
 30 for which such taxpayer may be eligible in accordance with sections  
 31 12-129b to 12-129d, inclusive, or 12-170aa, exceeds in the aggregate  
 32 seventy-five per cent of the property tax for which such taxpayer  
 33 would be liable but for the benefits under this section and any of the  
 34 sections mentioned above in this subsection, such municipality shall be  
 35 required to establish a lien on such property in the amount [of the total  
 36 tax relief granted] that such tax relief exceeds seventy-five per cent of  
 37 such property tax liability, plus interest applicable to the total of such  
 38 unpaid taxes at a rate to be determined by such municipality. Any  
 39 such lien shall have a priority in the settlement of such person's estate."

|   |                        |                 |
|---|------------------------|-----------------|
| This act shall take effect as follows and shall amend the following sections: |                        |                 |
| Section 1   | <i>October 1, 2007</i> | House bill 5729 |
| Sec. 2  | <i>October 1, 2007</i> | 12-129n(f)      |