



General Assembly

Amendment

January Session, 2007

LCO No. 9126

HB0722309126HDO

Offered by:

REP. VILLANO, 91st Dist.

REP. SHARKEY, 88th Dist.

SEN. LOONEY, 11th Dist.

SEN. CRISCO, 17th Dist.

To: Subst. House Bill No. 7223

File No. 841

Cal. No. 208

**"AN ACT CONCERNING BUSINESS AND ENERGY
INDEPENDENCE DISTRICTS AND SPECIAL SERVICES
DISTRICTS."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subsection (a) of section 12-81r of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective July*
5 *1, 2007*):

6 (a) Any municipality may (1) enter into an agreement with the
7 owner of any real property to abate the property tax due as of the date
8 of the agreement for a period not to exceed seven years if the property
9 has been subject to a spill, as defined in section 22a-452c, and the
10 owner agrees to conduct any environmental site assessment,
11 demolition and remediation of the spill necessary to redevelop the

12 property. Any such tax abatement shall only be for the period of
13 remediation and redevelopment and shall be contingent upon the
14 continuation and completion of the remediation and redevelopment
15 process with respect to the purposes specified in the agreement. The
16 abatement shall cease upon the sale or transfer of the property for any
17 other purpose unless the municipality consents to its continuation. The
18 municipality may also establish a recapture provision in the event of
19 sale provided such recapture shall not exceed the original amount of
20 taxes abated and may not go back further than the date of the
21 agreement; [or] (2) forgive all or a portion of the principal balance and
22 interest due on delinquent property taxes for the benefit of any
23 prospective purchaser who has obtained an environmental
24 investigation or remediation plan approved by the Commissioner of
25 Environmental Protection or a licensed environmental professional
26 under section 22a-133w, 22a-133x or 22a-133y and completes such
27 remediation plan for an establishment, as defined in section 22a-134,
28 deemed by the municipality to be abandoned; or (3) enter into an
29 agreement with the owner of residential property to abate up to thirty
30 per cent of the property tax due as of the date of the agreement,
31 provided the residential property (A) is subject to a consent order
32 entered into by a person other than the owner of the residential
33 property and the Commissioner of Environmental Protection under
34 section 22a-6, 22a-424, 22a-425, 22a-427, 22a-432 or 22a-433, (B) is to be
35 remediated under such consent order, and (C) currently is, or in the
36 future will be, undergoing remediation pursuant to a remediation plan
37 approved by said commissioner. The municipality may determine the
38 rate of any abatement based upon any reasonable factor, including, but
39 not limited to, the degree and extent of the remediation to be
40 conducted on the residential property. Any such abatement shall only
41 be for the period the property is subject to remediation pursuant to an
42 approved remediation plan, and shall cease upon the completion of the
43 remediation, as determined by said commissioner. Said commissioner
44 shall notify the municipality in writing of such completion. Any
45 abatement shall cease upon the sale or transfer of the property for any
46 purpose other than residential."