



Senate

General Assembly

File No. 182

February Session, 2008

Senate Bill No. 535

Senate, March 26, 2008

The Committee on Planning and Development reported through SEN. COLEMAN of the 2nd Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONCERNING PROPERTY TAX RELIEF FOR OWNERS OF RESIDENTIAL REAL PROPERTY ABUTTING REAL PROPERTY ON WHICH ABOVE GROUND ELECTRIC TRANSMISSION LINES ARE LOCATED.

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

1 Section 1. (NEW) (*Effective from passage*) Any municipality in which
2 property valuation on the grand list increased because of erection of
3 above ground electric transmission lines with a capacity of more than
4 three hundred forty-five kilovolts shall refund ten per cent of property
5 tax revenue attributable to the increase to the owners of residential real
6 property abutting real property on which above ground electric
7 transmission lines are located. Each refund shall be the same amount
8 and shall be in the form of a single payment to eligible property
9 owners. The assessor shall determine the amount of the refund, except
10 that no payment shall be more than five hundred dollars. Refunds
11 shall be mailed on or before October first, annually.

12 Sec. 2. Section 12-113 of the general statutes is repealed and the

13 following is substituted in lieu thereof (*Effective October 1, 2008*):

14 (a) The board of assessment appeals may reduce the assessment of
15 any person as reflected on the grand list by reducing the valuation,
16 number, quantity or amount of any item of estate therein, or by
17 deleting any item which ought not to be retained in it, provided any
18 such reduction or deletion shall be recorded in the minutes of the
19 meeting of said board. The board of assessment appeals shall not
20 reduce the valuation or assessment of property on the grand list
21 belonging to any person who does not appear at a hearing before the
22 board of assessment appeals, either in person or by such person's
23 attorney or agent, and offer or consent to be sworn before it and
24 answer all questions touching such person's taxable property situated
25 in the town.

26 (b) Any property owner who believes that the value of real property
27 has been reduced because of an above ground electric transmission
28 line with a capacity of more than three hundred forty-five kilovolts
29 may request the board of assessment appeals to reduce the assessment
30 of such real property. The property owner may submit any
31 information such property owner deems necessary as evidence of such
32 decrease, including an independent appraisal.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>October 1, 2008</i>	12-113

PD *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 09 \$	FY 10 \$
All Municipalities	STATE MANDATE - See Below	See Below	See Below

Explanation

Section 1 would result in a revenue loss. Municipalities affected by this mandate could choose to increase their mill rate or modify spending to offset the revenue loss.

Section 2 could result in a grand list reduction. Municipalities affected by this mandate could choose to increase their mill rate or modify spending to offset any decrease in property taxes.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**SB 535*****AN ACT CONCERNING PROPERTY TAX RELIEF FOR OWNERS OF RESIDENTIAL REAL PROPERTY ABUTTING REAL PROPERTY ON WHICH ABOVE GROUND ELECTRIC TRANSMISSION LINES ARE LOCATED.*****SUMMARY:**

This bill allows any property owner who believes that the value of his or her real property has been reduced because of an above-ground power line with a capacity of more than 345 kilovolts, to request the municipal board of assessment appeals to reduce the property's assessment. The property owner may submit any information he or she considers necessary as evidence of the decrease in value, including an independent appraisal.

The bill also requires any municipality where the grand list of property values increased because of the erection of above-ground power lines with a capacity of more than 345 kilovolts to annually refund 10% of property tax revenue attributable to the increase to the owners of residential real property abutting the property where the lines are located. The bill does not specify what period is used to determine whether a municipality is subject to this provision. It requires each refund to be the same amount, in the form of a single payment to eligible property owners. It requires the assessor to determine the amount of the refund, but caps the maximum payment at \$500. It requires that refunds be mailed by October first, annually.

EFFECTIVE DATE: Upon passage for the refund provisions; October 1, 2008 for the appeals.

BACKGROUND***Power Lines***

There are a number of 345 kilovolt power lines in the state. The most recent lines run from Bethel to Norwalk and from Norwalk to Middletown. The Bethel-to-Norwalk line is primarily above ground but has several underground segments. The Norwalk-to-Middletown line is primarily underground from Norwalk to Milford and primarily above-ground from Milford to Middletown. Other 345 kilovolt lines are being considered for central and northeastern Connecticut.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 20 Nay 0 (03/10/2008)