



General Assembly

**Substitute Bill No. 274**

February Session, 2008

\* SB00274INS 031108 \*

**AN ACT CONCERNING THE REAL ESTATE CONVEYANCE TAX.**

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

1 Section 1. Section 12-494 of the 2008 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective July 1, 2008*):

4 (a) There is imposed a tax on each deed, instrument or writing,  
5 whereby any lands, tenements or other realty is granted, assigned,  
6 transferred or otherwise conveyed to, or vested in, the purchaser, or  
7 any other person by his direction, when the consideration for the  
8 interest or property conveyed equals or exceeds two thousand dollars,  
9 (1) subject to the provisions of subsection (b) of this section, at the rate  
10 of [five-tenths] thirty-six one-hundredths of one per cent of the  
11 consideration for the interest in real property conveyed by such deed,  
12 instrument or writing, the revenue from which shall be remitted by the  
13 town clerk of the municipality in which such tax is paid, not later than  
14 ten days following receipt thereof, to the Commissioner of Revenue  
15 Services for deposit to the credit of the state General Fund, and (2) at  
16 the rate of one-fourth of one per cent of the consideration for the  
17 interest in real property conveyed by such deed, instrument or writing,  
18 [and on and after July 1, 2008, at the rate of eleven one-hundredths of  
19 one per cent of the consideration for the interest in real property  
20 conveyed by such deed, instrument or writing,] provided the amount

21 imposed under this subdivision shall become part of the general  
22 revenue of the municipality in accordance with section 12-499.

23 (b) The rate of tax imposed under subdivision (1) of subsection (a) of  
24 this section shall, in lieu of the rate under said subdivision (1), be  
25 imposed on certain conveyances as follows: (1) In the case of any  
26 conveyance of real property which at the time of such conveyance is  
27 used for any purpose other than residential use, except unimproved  
28 land, the tax under said subdivision (1) shall be imposed at the rate of  
29 eighty-four one-hundredths of one per cent of the consideration for the  
30 interest in real property conveyed; (2) in the case of any conveyance in  
31 which the real property conveyed is a residential estate, including a  
32 primary dwelling and any auxiliary housing or structures, regardless  
33 of the number of deeds, instruments or writings used to convey such  
34 residential real estate, for which the consideration or aggregate  
35 consideration, as the case may be, in such conveyance is eight hundred  
36 thousand dollars or more, the tax under said subdivision (1) shall be  
37 imposed (A) at the rate of [one-half] thirty-six one-hundredths of one  
38 per cent on that portion of such consideration up to and including the  
39 amount of eight hundred thousand dollars, and (B) at the rate of one  
40 per cent on that portion of such consideration in excess of eight  
41 hundred thousand dollars; and (3) in the case of any conveyance in  
42 which real property on which mortgage payments have been  
43 delinquent for not less than six months is conveyed to a financial  
44 institution or its subsidiary which holds such a delinquent mortgage  
45 on such property, the tax under said subdivision (1) shall be imposed  
46 at the rate of [one-half] thirty-six one-hundredths of one per cent of the  
47 consideration for the interest in real property conveyed. For the  
48 purposes of subdivision (1) of this subsection, "unimproved land"  
49 includes land designated as farm, forest or open space land.

50 (c) In addition to the tax imposed under subsection (a) of this  
51 section, any targeted investment community, as defined in section 32-  
52 222, or any municipality in which properties designated as  
53 manufacturing plants under section 32-75c are located, may, on or after

54 March 15, 2003, impose an additional tax on each deed, instrument or  
55 writing, whereby any lands, tenements or other realty is granted,  
56 assigned, transferred or otherwise conveyed to, or vested in, the  
57 purchaser, or any other person by his direction, when the  
58 consideration for the interest or property conveyed equals or exceeds  
59 two thousand dollars, which additional tax shall be at a rate of up to  
60 one-fourth of one per cent of the consideration for the interest in real  
61 property conveyed by such deed, instrument or writing. The revenue  
62 from such additional tax shall become part of the general revenue of  
63 the municipality in accordance with section 12-499.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>July 1, 2008</i>	12-494
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**INS**      *Joint Favorable Subst.*