



Senate

General Assembly

File No. 131

January Session, 2009

Substitute Senate Bill No. 1025

Senate, March 19, 2009

The Committee on Insurance and Real Estate reported through SEN. CRISCO of the 17th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT REQUIRING CERTAIN MUNICIPAL REAL ESTATE RECORDS TO BE KEPT IN ONE PLACE.

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

1 Section 1. (NEW) (*Effective July 1, 2009*) Notwithstanding any
2 provisions of the general statutes or any special act, charter, home rule
3 ordinance or ordinance adopted by a municipality, each municipality
4 shall designate one municipal department or agency to serve as the
5 repository of all records pertaining to real property, except for records
6 maintained or kept on file by the respective offices of the municipal tax
7 collector, tax assessor and town clerk. Each municipality shall establish
8 procedures to implement such requirement. A sign disclosing such
9 designation and contact information for such department or agency
10 shall be posted in the town clerk's office of each municipality.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2009</i>	New section
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Statement of Legislative Commissioners:

The first sentence of section 1 was rewritten to conform with the drafting conventions of the general statutes.

INS *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 10 \$	FY 11 \$
Various Municipalities	STATE MANDATE - Cost	Potential Indeterminate	Potential Indeterminate

Explanation

This bill results in a potential cost to various municipalities. It requires each municipality to designate one municipal department or agency to serve as the repository of all records pertaining to real property, except for records maintained or kept on file by the municipal tax collector, tax assessor, or town clerk. Potential costs for designating a location for these records would vary by community, but might include: rent for additional space to house physical files, expenses associated with moving records, workload increases for staff filing or inputting records into a central database, and software purchases so that records in separate databases can be made compatible upon aggregation. It is unknown to what extent municipalities now co-locate their real property records.

The Out Years

Municipal costs in future years may occur to the extent that certain potential indeterminate costs, discussed above, are ongoing.

OLR Bill Analysis

sSB 1025

AN ACT REQUIRING CERTAIN MUNICIPAL REAL ESTATE RECORDS TO BE KEPT IN ONE PLACE.

SUMMARY:

This bill requires each municipality to:

1. designate one municipal department or agency to serve as the repository of all real estate records, except those the tax collector, tax assessor, and town clerk maintain;
2. establish procedures to implement this requirement; and
3. post in the town clerk's office a sign disclosing the designated department or agency and its contact information.

EFFECTIVE DATE: July 1, 2009

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Substitute

Yea 14 Nay 4 (03/05/2009)