



testimony regarding

## **Senate Bill 1033 An Act Establishing a Tax Credit for Green Buildings**

made before the

### **Planning and Development Committee**

March 6, 2009

The Northeastern Connecticut Council of Governments (NECCOG) **supports the intent** put forth in **Senate Bill 1033, An Act Establishing a Tax Credit for Green Buildings**. Incentivizing such construction is sound policy for our state and environment. We have assisted towns in our region in developing mixed use development where such a tax credit would have been a positive addition. We also have assisted one town in adding a "green" bonus related to subdivision development. We urge the members of the Committee to give it favorable consideration.

We do have a few suggestions:

- The **eligibility standards** put forth in Section 1a(3), lines 19 -31 would preclude development in many rural areas (such as northeastern Connecticut) in our state from taking advantage of such incentives and therefore hindering the use of green building approaches. For example, the Town of Plainfield does not currently have bus transit available -- yet it is part of the Eastern Connecticut Enterprise Corridor; and the Town of Killingly has industrial and mill properties not on the local transit system. While we support Transit oriented Development -- it does not always work in a rural setting with limited transit options.
- In Section 1a (5), lines 36-39 the bill defines "Enterprise zone" making such properties eligible later in the legislation. However, there are also **Enterprise Corridor Zones** authorized under 32-80 -- we request that these also be eligible under this proposal.
- Line 79 uses the term "**major renovation**" -- but there is no definition as to what this means. We suggest (as a starting point): *Major renovation* means a structural change to the foundation, roof, floor, or exterior or load-bearing walls of a facility, or extension of an existing facility to increase its floor area in excess of \$100,000 or twenty-five (25) percent of the current assessed value of the structure(s).

Thank you for your consideration of our position on this proposal. Please do not hesitate to contact us for more information.