



General Assembly

Amendment

January Session, 2009

LCO No. 6629

SB0099706629SD0

Offered by:

SEN. WILLIAMS, 29th Dist.

SEN. LOONEY, 11th Dist.

SEN. DAILY, 33rd Dist.

REP. STAPLES, 96th Dist.

To: Subst. Senate Bill No. 997

File No. 603

Cal. No. 415

"AN ACT CONCERNING A MUNICIPAL OPTION TO DELAY REVALUATIONS."

1 In line 35, after "suspended" and before the period, add the
2 following: ", provided any municipality required, pursuant to section
3 12-62 of the general statutes, to implement a revaluation prior to the
4 completion of such phase-in shall implement such revaluation as
5 required"

6 After the last section, add the following and renumber sections and
7 internal references accordingly:

8 "Sec. 501. (NEW) (*Effective from passage, and applicable to assessment*
9 *years commencing on and after October 1, 2009*) (a) Notwithstanding the
10 provisions of subdivision (1) of subsection (b) of section 12-62 of the
11 general statutes, any two or more towns may enter into an agreement,
12 as provided in section 7-148cc of the general statutes, to establish a

13 regional revaluation program. The regional revaluation program shall
14 implement a revaluation program within the towns participating in
15 such agreement that provides revaluation for all parcels of real
16 property at the same time not less than once every five years, or that
17 annually revalues approximately one-fifth of all such parcels over a
18 five-year period.

19 (b) Any agreement entered into pursuant to subsection (a) of this
20 section shall: (1) Establish or designate an entity, which may be a
21 regional planning organization, regional council of governments or
22 other entity, as the coordinating agency for implementation of the
23 regional revaluation program; (2) indicate how a revaluation company
24 certified in accordance with section 12-2b of the general statutes will be
25 hired and overseen by the participating towns; (3) include a
26 revaluation schedule that lists (A) any adjustments to the revaluation
27 schedules for participating towns, and (B) the participating towns that
28 will postpone the revaluation next required pursuant to subdivision (1)
29 of subsection (b) of section 12-62 of the general statutes; (4) identify
30 administrative and procedural processes that will be implemented by
31 the participating towns to implement the program; and (5) estimate the
32 projected savings resulting from a regional revaluation program.

33 (c) (1) The agreement entered into pursuant to subsection (b) of this
34 section shall be submitted by the participating towns to the Secretary
35 of the Office of Policy and Management for review and approval. The
36 secretary shall, not later than forty-five days after receipt of such
37 agreement, notify all participating towns of the approval or
38 disapproval of such agreement. If the agreement is disapproved, the
39 secretary shall notify the towns of each reason for such disapproval
40 and make recommendations for revision.

41 (2) If participation in a regional revaluation program causes a town
42 to postpone the revaluation required by subdivision (1) of subsection
43 (b) of section 12-62 of the general statutes, such postponement shall be
44 expressly approved by the secretary.

45 (d) All procedures for conducting a revaluation in accordance with
46 section 12-62 of the general statutes shall be followed by all towns
47 participating in a regional revaluation program.

48 (e) If any participating town decides to withdraw from a regional
49 revaluation program, such town shall notify the Secretary of the Office
50 of Policy and Management. Such town shall resume the revaluation
51 schedule required pursuant to subdivision (1) of subsection (b) of
52 section 12-62 of the general statutes with the date of the last regional
53 revaluation as the starting point for implementing future
54 revaluations."