

MAYOR  
MICHAEL A. PAVIA



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STATEMENT OF  
MICHAEL A. PAVIA, MAYOR  
CITY OF STAMFORD  
*before the*  
GENERAL ASSEMBLY FOR PLANNING AND LAND USE

**"REQUEST TO POSTPONE PROPERTY REVALUATION OF OCTOBER 1, 2012"**

March 5, 2011

Under the existing State statutes governing revaluations, the City of Stamford is required to do a full revaluation in 2012. As Mayor of the City of Stamford, I respectfully request that the revaluation scheduled for next year, be postponed.

There are two significant reasons that I ask for your consideration; first, I am concerned that the real estate market will not have recovered sufficiently, particularly on the commercial property side, and as such would unfairly burden the residential taxpayers. Secondly, there is a significant cost associated with doing a full revaluation, almost certainly in excess of \$1 million, and for a City the size of Stamford, probably in the area of \$2 million or more. The cost of the revaluation likely would have to be spread across at least two years, since the process is sufficiently lengthy. More than likely, the City would have to start late in the current fiscal year, run through all of the next year, and finish in the subsequent third fiscal year, in order to be completed in a timely fashion.

I understand that the only method of deferring any required revaluation is to obtain a legislative change and on two recent occasions, the General Assembly has allowed for that deferral. Specifically, in 2002, the General Assembly passed a law stating that any municipality required to complete revaluation in 2003, 2004, or 2005, could defer that revaluation until 2006. Additionally, when 12-62p was enacted in 2009, it authorized any municipality otherwise required to do a revaluation in 2008, 2009 or 2010, to delay the revaluation until 2011.

The City of Stamford has conducted a revaluation in 2006 (phased-in) and a full revaluation in 2007.

I'm asking that the General Assembly give every consideration and authorize the same for any municipality scheduled to conduct a revaluation in 2012.

Respectfully,

Michael A. Pavia  
Mayor