



General Assembly

Substitute Bill No. 5143

January Session, 2011

* _____HB05143PD_FIN032811_____*

**AN ACT CONCERNING THE MUNICIPAL OPTION TO ADOPT
ASSESSMENT RATES LIMITING PROPERTY TAX INCREASES ON
RESIDENTIAL PROPERTIES.**

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

1 Section 1. (NEW) (*Effective from passage and applicable to assessment*
2 *years commencing on or after October 1, 2011*) (a) For the purposes of this
3 section:

4 (1) "Apartment property" means a building containing four or more
5 dwelling units used for human habitation, the parcel of land on which
6 such building is situated and any accessory buildings or other
7 improvements located on such parcel;

8 (2) "Base year" means the assessment year commencing October 1,
9 2010; and

10 (3) "Residential property" means a building containing three or
11 fewer dwelling units used for human habitation, the parcel of land on
12 which such building is situated and any accessory buildings or other
13 improvements located on such parcel.

14 (b) Notwithstanding any provision of the general statutes or any
15 special act, municipal charter or any home rule ordinance, any
16 municipality in which the provisions of section 12-62n of the general
17 statutes are effective for the assessment year commencing on October

18 1, 2010, may, by ordinance, adopt the property tax system described in
19 this section.

20 (c) (1) In any municipality that adopts the property tax system
21 under this section, the assessor shall determine a rate of assessment for
22 residential property for the assessment year in which a revaluation is
23 effective, that will have the effect of increasing the average property
24 tax as a result of revaluation for residential property, by three per cent
25 over the property tax for said property class in the base year. The
26 assessor shall recalculate the rate of assessment for residential property
27 for each of the four assessment years following the assessment year in
28 which the provisions of this section become effective, such that the
29 average property tax for the property class composed of residential
30 property increases as a result of said revaluation by three per cent over
31 the average property tax provided by this section for such property
32 class in each prior assessment year.

33 (2) In any municipality that adopts the property tax system under
34 this section, the assessor shall determine a rate of assessment for
35 apartment property for the assessment year in which a revaluation is
36 effective, that will have the effect of increasing the average property
37 tax as a result of revaluation for apartment property, by five and one-
38 quarter per cent over the property tax for said property class in the
39 base year. The assessor shall recalculate the rate of assessment for
40 apartment property for each of the four assessment years following the
41 assessment year in which the provisions of this section become
42 effective, such that the average property tax for the property class
43 composed of apartment property increases as a result of said
44 revaluation by five and one-quarter per cent over the average property
45 tax provided by this section for such property class in each prior
46 assessment year.

47 (3) Notwithstanding the provisions of subsection (b) of section 12-
48 62a of the general statutes, the assessor shall establish a rate of
49 assessment for all real property to effectuate the provisions of this
50 section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage and applicable to assessment years commencing on or after October 1, 2011</i>	New section

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Joint Favorable Subst. C/R

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