



General Assembly

January Session, 2011

**Committee Bill No. 6107**

LCO No. 3216

\*03216HB06107PD\_\*

Referred to Committee on Planning and Development

Introduced by:  
(PD)

**AN ACT MODIFYING CERTAIN STATE GRANTS IN LIEU OF TAXES  
AND AUTHORIZING THE ASSESSMENT OF PROPERTY OWNED BY  
UNIVERSITIES AND HOSPITALS.**

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

1 Section 1. Section 12-20a of the general statutes is amended by  
2 adding subsection (e) as follows (*Effective October 1, 2011, and applicable*  
3 *to assessment years commencing on or after said date*):

4 (NEW) (e) (1) For assessment years commencing on or after October  
5 1, 2011, any municipality may, by vote of its legislative body or, in a  
6 municipality where the legislative body is a town meeting, by vote of  
7 the board of selectmen, subject the real property of any private  
8 nonprofit institution of higher learning, nonprofit general hospital  
9 facility or free standing chronic disease hospital or urgent care facility  
10 that is otherwise exempt from taxation under subsection (a) of this  
11 section to taxation in such municipality. Notwithstanding section 12-  
12 62a, such property shall be assessed as follows: (A) For the first  
13 assessment year after such vote, at ten per cent of the present true and  
14 actual value; (B) in the second assessment year, at twenty per cent of  
15 the present true and actual value; (C) in the third assessment year, at

16 thirty per cent of the present true and actual value; (D) in the fourth  
17 assessment year, at forty per cent of the present true and actual value;  
18 and (E) in the fifth assessment year and in all subsequent assessment  
19 years, at fifty per cent of the present true and actual value.

20 (2) When a municipality assesses the property of any private  
21 nonprofit institution of higher learning, nonprofit general hospital  
22 facility or free standing chronic disease hospital or urgent care facility,  
23 the amount of the grant otherwise payable to such municipality  
24 pursuant to this section shall be divided between the institution,  
25 facility or hospital as follows: (A) For the first fiscal year, eighty per  
26 cent of the amount payable in accordance with subsection (b) of this  
27 section to the municipality and twenty per cent to the institution,  
28 facility or hospital; (B) for the second fiscal year, sixty per cent of such  
29 amount to the municipality and forty per cent to the institution, facility  
30 or hospital; (C) for the third fiscal year, forty per cent of such amount  
31 to the municipality and sixty per cent to the institution, facility or  
32 hospital; (D) for the fourth fiscal year, twenty per cent of such amount  
33 to the municipality and eighty per cent to the institution, facility or  
34 hospital; and (E) for the fifth fiscal year and for all subsequent fiscal  
35 years, one hundred per cent of such amount to the institution, facility  
36 or hospital.

37 (3) Any municipality that assesses property pursuant to this  
38 subsection shall continue to submit valuations to the secretary  
39 pursuant to section 12-20b.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011, and applicable to assessment years commencing on or after said date</i>	12-20a

**Statement of Purpose:**

To generate additional revenue sources for municipalities and to eliminate reliance on state grants in lieu of taxes to compensate for property tax revenue lost as a result of a property tax exemption for private colleges and hospitals.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*

Co-Sponsors: REP. SHARKEY, 88th Dist.

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