



CCM 2012 Testimony

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 FAX (203) 562-6314

FINANCE, REVENUE & BONDING COMMITTEE

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The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 90% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

House Bill 5424 "An Act Concerning Delays in Revaluations for Certain Towns"

CCM **supports HB 5424** as it would allow certain municipalities the local option to delay the implementation of a revaluation prior to the assessment year commencing on October 1, 2013.

CCM supports allowing municipalities the option to delay revaluations -- as a reasonable means to (a) provide savings from the cost of conducting the unfunded revaluation mandate, and (b) provide a measure of relief to hard-pressed local property taxpayers by delaying either implementation or phase-in of a revaluation.

Precedent exists: a similar deferral was granted in 2009 (*Public Act 09-60*) – which, among other things, allowed municipalities the option to (1) delay a revaluation scheduled for the 2008, 2009, or 2010 assessment year until the 2011 assessment year; and (2) suspend a current revaluation phase-in for up to three years, also until the 2011 assessment year. This law was a tangible means of relief for certain hometowns without compromising the integrity of the revaluation process.

Simply put, when it comes to managing the local bottom-line in these difficult times – local officials need (1) options for quick relief, and (2) the necessary discretion to make decisions that work best for their communities. Enabling towns and cities the discretion to delay conducting, implementing or phasing-in revaluations would provide their taxpayers and local budgets that much-needed, temporary relief.

CCM urges the Committee to provide the option to delay revaluation for all municipalities and to **favorably report HB 5424.**



If you have any questions, please contact Bob Labanara, Senior Legislative Associate of CCM via email rlabanara@ccm-ct.org or via phone (203) 498-3023.