



Senate

General Assembly

File No. 188

January Session, 2013

Senate Bill No. 913

Senate, March 27, 2013

The Committee on Banks reported through SEN. LEONE of the 27th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT REQUIRING NOTIFICATION OF THE SALE OF A REAL PROPERTY TAX LIEN.

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

1 Section 1. Section 12-195h of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 Any municipality, by resolution of its legislative body, as defined in
4 section 1-1, may assign, for consideration, any and all liens filed by the
5 tax collector to secure unpaid taxes on real property as provided under
6 the provisions of this chapter. The consideration received by the
7 municipality shall be negotiated between the municipality and the
8 assignee. The assignee or assignees of such liens shall have and possess
9 the same powers and rights at law or in equity as such municipality
10 and municipality's tax collector would have had if the lien had not
11 been assigned with regard to the precedence and priority of such lien,
12 the accrual of interest and the fees and expenses of collection. The
13 assignee shall have the same rights to enforce such liens as any private
14 party holding a lien on real property. The assignee, or any subsequent

15 assignee, shall provide written notice of an assignment, not later than
 16 thirty days after the date of such assignment, to any holder of a
 17 mortgage, on the real property that is the subject of the assignment,
 18 provided such holder is of record as of the date of such assignment.
 19 Such notice shall include information sufficient to identify (1) the
 20 property that is subject to the lien and in which the holder has an
 21 interest, (2) the name and addresses of the assignee, and (3) the
 22 amount of unpaid taxes, interest and fees being assigned relative to the
 23 subject property as of the date of the assignment.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	12-195h

BA *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note***State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill, which requires the party to whom a municipality has assigned a tax lien to provide written notice to the mortgage holder within 30 days after assignment, has no fiscal impact.

The Out Years***State Impact:*** None***Municipal Impact:*** None

OLR Bill Analysis**SB 913*****AN ACT REQUIRING NOTIFICATION OF THE SALE OF A REAL PROPERTY TAX LIEN.*****SUMMARY:**

This bill requires the party to whom a municipality has assigned a tax lien, or any subsequent assignee, to provide written notice to the mortgage holder within 30 days after the assignment.

The bill requires that the information contained in the notice include (1) the name and address of the party to whom the tax lien was assigned; (2) the amount of unpaid taxes, interest, and fees as of the date of the assignment; and (3) information to identify the property.

EFFECTIVE DATE: October 1, 2013

COMMITTEE ACTION

Banks Committee

Joint Favorable

Yea 17 Nay 0 (03/14/2013)