



General Assembly

January Session, 2013

Raised Bill No. 1115

LCO No. 4418



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:
(FIN)

AN ACT CONCERNING A MUNICIPAL OPTION OF A PROPERTY TAX FOR COMMERCIAL PROPERTIES BASED ON BUSINESS PROFITS.

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

1 Section 1. (NEW) (*Effective July 1, 2013, and applicable to assessment*
2 *years commencing on and after October 1, 2013*) Notwithstanding any
3 provision of the general statutes, any municipal charter, any special act
4 or any home rule ordinance, any municipality may, by ordinance,
5 provide for the assessment of a commercial property based upon the
6 net profits from the previous calendar year of the business or
7 businesses occupying such commercial property. Such ordinance shall
8 be designed to promote the municipality's business sector by
9 providing such assessment method for commercial properties that are
10 totally or partially vacant, or to enable commercial properties to lease
11 space to new or expanding businesses. A municipality that provides
12 for such assessment method shall include in the ordinance adopting
13 such assessment (1) a description of commercial properties that are
14 eligible for such assessment method, (2) a description of how the rate
15 of assessment for such commercial properties will be determined,

16 based upon such net profits, (3) provision for an application process,
17 including documentation required from the owner of a commercial
18 property to demonstrate the benefits to the municipality and such
19 commercial property of such assessment method, and (4) provision for
20 the phase-out of such assessment method on individual commercial
21 properties, so such properties may be returned to the assessment
22 method otherwise required by chapter 203 of the general statutes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2013, and applicable to assessment years commencing on and after October 1, 2013</i>	New section

Statement of Purpose:

To provide municipalities with an alternative method of assessing struggling commercial properties that will encourage business development.

[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.]