

March 14, 2014 –H.B. 5510 – AN ACT PROVIDING A LIMITED PROPERTY TAX EXEMPTION FOR HOMES UNDER CONSTRUCTION.

As an individual who has embarked on building his own home to save on costs of construction over a number of years, I can tell you first hand why this bill needs to become law. I have paid a significant amount of property tax, over the years that it has taken to construct my new home.

Here are some pros and cons from my point of view.

- Pros with HB5510
 - The property tax paid could be used to speed up construction, getting the municipality their taxes faster.
 - New construction adds value to the land since the land becomes a building lot versus a vacant lot, which more than covers say a police call to the property.
 - New Construction does not add any town services if no one is living there. Case in point, no children to enroll in school.
 - Gives incentive to build a new home.
- Cons without HB5510
 - Paying property tax on your existing home, which is paying the town twice for the same services.
 - From an assessment point of view, my in-progress new home was assessed and appraised at a finished cost and then a percentage completed was assigned to it. This cost was full of incorrect hypothetical assumptions, which included central air condition, all hard wood floors and even a non-existent elevator to name a few. All this was done to drive up the assessed value and to drive up the tax bill.

Here are some pros and cons from the municipality point of view.

- Pros without HB5510
 - More money without having to provide any services.
- Cons with HB5510
 - Less money.

Remember, we are talking about residential housing and not malls or sky scrapers here. The groups who are not supporting this bill are just used to easy money, where ever they can get it, without having to provide services. I support this bill, with the recommended changes from HBRA. It is the fair thing to do and will give incentive to build new homes.

Gene Kasica

2 Collins Road

Columbia, CT 06237