



AN ACT ESTABLISHING A REVOLVING LOAN FUND TO ASSIST ELDERLY HOMEOWNERS.

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

1 Section 1. (NEW) (*Effective July 1, 2015*) (a) For purposes of this
2 section, "elderly homeowner" means any owner of real property liable
3 for property taxes under chapter 203 of the general statutes who (1) is
4 sixty-five years of age or older on the date of application for a loan
5 under this section, (2) has resided in the municipality levying such
6 property taxes for not less than ten years before the date of application
7 for a loan under this section, and (3) has qualifying income in the tax
8 year immediately preceding the date of application for a loan under
9 this section that does not exceed the income limits set forth in section
10 12-170aa of the general statutes, as adjusted annually.

11 (b) There is established a revolving loan fund to be known as the
12 "Elderly Homeowner Property Tax Revolving Loan Fund". Investment
13 earnings credited to the fund shall become part of the assets of the
14 fund. Any balance remaining in the fund at the end of any fiscal year
15 shall be carried forward in the fund for the next fiscal year. Payments
16 of principal or interest on a low interest loan made pursuant to this
17 section shall be paid to the State Treasurer for deposit in the fund. The
18 fund shall be used to make loans at the prevailing rate of interest
19 pursuant to subsection (c) of this section and to pay reasonable and
20 necessary expenses incurred in administering loans under this section.

21 (c) (1) Notwithstanding section 12-172 of the general statutes, the
 22 state, acting by and in the discretion of the Secretary of the Office of
 23 Policy and Management, may provide financial assistance in the form
 24 of loans at the prevailing rate of interest to elderly homeowners,
 25 provided (A) the elderly homeowner has failed to pay taxes levied
 26 against the elderly homeowner's property under chapter 203 of the
 27 general statutes for not less than the two assessment years preceding
 28 the date of application for a loan under this section, (B) the real
 29 property subject to tax is not otherwise encumbered, and (C) the
 30 principal amount of such loan does not exceed the amount of taxes
 31 levied against the real property. The secretary may impose asset limits
 32 as a condition of eligibility for loans provided pursuant to this section.

33 (2) If the state provides such financial assistance, the Secretary of the
 34 Office of Policy and Management shall have a lien on the real property
 35 subject to taxes in the amount of such financial assistance, plus interest
 36 at the prevailing rate of interest as determined by the secretary. Such
 37 lien shall have priority over all other liens on such real property except
 38 a municipal property tax lien.

39 (3) Any financial assistance provided under this section shall not
 40 disqualify the elderly homeowner from any benefits for which such
 41 elderly homeowner shall be eligible under the provisions of sections
 42 12-129b and 12-129c of the general statutes, section 12-129n of the
 43 general statutes or section 12-170aa of the general statutes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2015</i>	New section

Statement of Legislative Commissioners:

"Section 12-48" was changed to "chapter 203" in Section 1(a) and 1(c) for accuracy.

AGE *Joint Favorable Subst. -LCO*