



General Assembly

Substitute Bill No. 1131

January Session, 2015



AN ACT CONCERNING GRAND LIST GROWTH.

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

1 Section 1. (NEW) (*Effective October 1, 2016, and applicable to assessment*
2 *years commencing on or after October 1, 2016*) (a) (1) Notwithstanding any
3 provision of the general statutes or any special act, charter or home
4 rule ordinance, and subject to the requirements of subsection (b) of this
5 section, a municipality which contains an enterprise zone designated
6 pursuant to section 32-70 of the general statutes may, by vote of its
7 legislative body, or in a municipality where the legislative body is a
8 town meeting, by vote of the board of selectmen, provide that, for any
9 improvement to commercial or industrial property that results in an
10 increased assessed value of the property of ten thousand dollars or
11 more as compared to the base year, (A) the assessment of such
12 improvement shall be reduced as provided in subdivision (2) of this
13 subsection, and (B) at least fifty per cent of the increase in tax revenue
14 attributable to such improvement shall be allocated to reduce the
15 assessments and total tax imposed on each commercial or industrial
16 property located within the municipality, provided such property is
17 not subject to any other form of property tax relief. The reduced
18 assessment shall be applicable for a period determined by such vote of
19 the legislative body or the board of selectmen.

20 (2) (A) The tax collector of any municipality that has voted to reduce

21 such assessment pursuant to subdivision (1) of this subsection or the
22 tax collector of any municipality that is subject to the requirements of
23 subsection (b) of this section shall annually calculate the average
24 regional mill rate based on the average mill rate of the planning region
25 of the state, as designated under the provisions of section 16a-4a of the
26 general statutes, in which the municipality is located.

27 (B) The assessor of each such municipality shall annually (i)
28 calculate the increase from the base year for any improvement that
29 results in an increased assessed value of the property of ten thousand
30 dollars or more as compared to the base year, and (ii) reduce the
31 assessment of such improvement to an amount that yields a total tax
32 on the improvement equal to the tax that would be imposed at the
33 applicable average regional mill rate. Except as provided in
34 subparagraph (B) of subdivision (1) of subsection (b) of this section,
35 such municipality shall allocate at least fifty per cent of any increase in
36 tax revenue attributable to such improvements to reduce the
37 assessments and total tax imposed on each commercial and industrial
38 property located within the municipality, provided such property is
39 not subject to any other form of property tax relief.

40 (b) (1) Each municipality having a population of not less than one
41 hundred twenty thousand as shown by the last United States census
42 and having a total area of eighteen square miles or less shall (A) reduce
43 the assessment for any improvement to commercial or industrial
44 property that results in an increased assessed value of the property of
45 ten thousand dollars or more as compared to the base year in
46 accordance with subsection (a) of this section, and (B) allocate at least
47 fifty per cent of any increase in tax revenue attributable to such
48 improvement to reduce the assessments and total tax imposed on each
49 commercial or industrial property having a total assessment of less
50 than fifteen million dollars, provided such property is not subject to
51 any other form of property tax relief.

52 (2) The reduced assessment set forth in this subsection shall
53 continue until the assessment year in which the mill rate for the

54 municipality is no more than ten per cent greater than the average
55 regional mill rate calculated pursuant to subdivision (2) of subsection
56 (a) of this section.

57 (c) For the purposes of this section, "base year" means the
58 assessment year commencing October 1, 2014, "increase from the base
59 year" means the assessed value of the commercial or industrial
60 property for the current assessment year plus the current assessment
61 year assessed value of any personal property acquired after the base
62 year to be used exclusively for commercial or industrial purposes, less
63 the assessed value of the commercial or industrial property for the
64 base year, and "improvement to commercial or industrial property"
65 includes, but is not limited to, any acquisition of personal property to
66 be used exclusively for commercial or industrial purposes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2016, and applicable to assessment years commencing on or after October 1, 2016</i>	New section

FIN *Joint Favorable Subst.*