



General Assembly

**Amendment**

January Session, 2015

LCO No. 8948



Offered by:  
SEN. FONFARA, 1<sup>st</sup> Dist.

To: Subst. Senate Bill No. 1131      File No. 782      Cal. No. 459

**"AN ACT CONCERNING GRAND LIST GROWTH."**

1      Strike everything after the enacting clause and substitute the  
2      following in lieu thereof:

3      "Section 1. (NEW) (*Effective October 1, 2016, and applicable to*  
4      *assessment years commencing on or after October 1, 2016*) (a) As used in  
5      this section:

6      (1) "Average increase in assessed value" means, for the assessment  
7      years commencing October 1, 2012, October 1, 2013, and October 1,  
8      2014, the average of the increase in assessed value of commercial and  
9      industrial property, and personal property used exclusively for  
10     commercial or industrial purposes;

11     (2) "Base year" means the assessment year commencing October 1,  
12     2014;

13     (3) "Increase from the base year" means the assessed value of  
14     commercial or industrial property for the current assessment year plus

15 the current assessment year assessed value of any personal property  
16 acquired after the base year to be used exclusively for commercial or  
17 industrial purposes, less the assessed value of the commercial or  
18 industrial property for the base year; and

19 (4) "Improvement to commercial or industrial property" or  
20 "improvement" includes, but is not limited to, any personal property  
21 acquired after the base year and used exclusively for commercial or  
22 industrial purposes.

23 (b) (1) Notwithstanding any provision of the general statutes or any  
24 special act, charter or home rule ordinance, and subject to the  
25 requirements of subsection (c) of this section, a municipality that  
26 contains an enterprise zone designated pursuant to section 32-70 of the  
27 general statutes may, by vote of its legislative body, or in a  
28 municipality where the legislative body is a town meeting, by vote of  
29 the board of selectmen, provide that, for improvements to commercial  
30 or industrial property that result in an increase from the base year, (A)  
31 the assessment of such improvement shall be reduced as provided in  
32 subparagraph (B) of subdivision (2) of this subsection, and (B) the  
33 increase in tax revenue attributable to such improvement shall be  
34 allocated to reduce the assessments and total tax imposed on  
35 commercial and industrial properties located within the municipality  
36 as provided in subparagraph (C) of subdivision (2) of this subsection.  
37 The reduced assessments and allocations shall be applicable for a  
38 period determined by such vote of the legislative body or the board of  
39 selectmen.

40 (2) (A) The tax collector of any municipality that has voted to reduce  
41 assessments pursuant to subdivision (1) of this subsection or the tax  
42 collector of any municipality that is subject to the requirements of  
43 subsection (c) of this section shall annually calculate the average  
44 regional mill rate based on the average mill rate of the planning region  
45 of the state, as designated under the provisions of section 16a-4a of the  
46 general statutes, in which the municipality is located.

47 (B) With respect to an improvement to commercial or industrial  
48 property that results in an increase from the base year of at least ten  
49 thousand dollars, the assessor of such municipality shall annually (i)  
50 determine the amount of the current assessment year increase in  
51 assessed value of the property that exceeds the average increase in  
52 assessed value with respect to the property, and (ii) reduce the  
53 assessment of the amount determined under clause (i) of this  
54 subparagraph to an amount that yields a total tax on such amount  
55 equal to the tax that would be imposed at the applicable average  
56 regional mill rate.

57 (C) Except as provided in subparagraph (B) of subdivision (1) of  
58 subsection (c) of this section, such municipality shall allocate tax  
59 revenue attributable to such improvements to reduce the assessments  
60 and total tax imposed on commercial and industrial properties located  
61 within the municipality that are not subject to any other form of  
62 property tax relief, except that such municipality may retain the  
63 amount equal to the average increase in assessed value on such  
64 commercial and industrial properties, and may retain an additional  
65 twenty per cent of the current assessment year increase in assessed  
66 value that is in excess of the average increase in assessed value.

67 (c) (1) Each municipality having a population of not less than one  
68 hundred twenty thousand as shown by the last United States census  
69 and having a total area of eighteen square miles or less shall (A) reduce  
70 the assessment for any improvement to commercial or industrial  
71 property in accordance with subparagraph (B) of subdivision (2) of  
72 subsection (b) of this section, and (B) allocate tax revenue attributable  
73 to such improvement to reduce the assessments and total tax imposed  
74 on commercial and industrial properties in accordance with  
75 subparagraph (C) of subdivision (2) of subsection (b) of this section,  
76 provided such allocation shall only be provided to a property having a  
77 total assessment of less than fifteen million dollars.

78 (2) The reduced assessment and allocation set forth in subdivision  
79 (1) of this subsection shall continue until the assessment year in which

80 the mill rate for the municipality is not more than ten per cent greater  
 81 than the average regional mill rate calculated pursuant to subdivision  
 82 (2) of subsection (b) of this section.

83 (d) (1) The tax collector of any municipality that has voted to reduce  
 84 assessments pursuant to subdivision (1) of subsection (b) of this section  
 85 shall calculate assessed values under this section without regard to any  
 86 revaluation of real property that takes place on or after the date of such  
 87 vote.

88 (2) The tax collector of any municipality that is subject to the  
 89 requirements of subsection (c) of this section shall calculate assessed  
 90 values under this section without regard to any revaluation of real  
 91 property that takes place on or after the effective date of this section."

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