



General Assembly

February Session, 2016

Raised Bill No. 414

LCO No. 2618



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:
(FIN)

AN ACT CONCERNING THE TAX ON COLLEGE PROPERTY.

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

1 Section 1. Subdivision (8) of section 12-81 of the 2016 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2016, and applicable to assessment years*
4 *commencing on or after October 1, 2016*):

5 (8) (A) The funds and estate which have been or may be granted,
6 provided by the state, or given by any person or persons to the
7 Trustees of the Berkeley Divinity School, the board of trustees of
8 Connecticut College for Women, the Hartford Seminary Foundation,
9 Sheffield Scientific School, Trinity College, Wesleyan University or The
10 President and Fellows of Yale College in New Haven, and by them
11 respectively invested and held for the use of such institutions, with the
12 income thereof. [; provided none of said corporations shall hold in this
13 state]

14 (B) Such exemption shall not apply to any (i) real estate [free from

15 taxation] affording an annual income of more than six thousand
 16 dollars; or (ii) real estate where such institution holds real estate
 17 consisting of land, buildings and equipment valuing more than two
 18 billion dollars in the aggregate and the activities on such real estate
 19 afford the institution an annual income of more than six thousand
 20 dollars. Such [exemption] exemption shall not apply to any real estate
 21 which said Trustees of the Berkeley Divinity School own, control or
 22 hold in trust, and which is situated in the city of Middletown. For the
 23 purposes of this section, "activities" means (I) rents or other payments
 24 for the use of all or any part of real estate exempt from taxation
 25 pursuant to subsection (a) of this section, or any fixtures or equipment
 26 permanently installed thereon, received or due from any for-profit
 27 entity, but not including individuals for personal use; (II) fees collected
 28 for admission or use of any sports or entertainment facility located on
 29 such real estate, except for fees collected for admission or use from
 30 faculty, employees or enrolled students, or events in which
 31 substantially all of the athletes or performers are faculty or enrolled
 32 students; (III) fees, charges or royalties for any goods designed,
 33 produced, manufactured or generated on all or any part of such real
 34 estate, provided such goods are for sale to the public and to for-profit
 35 entities; and (IV) fees or charges for any services rendered on, or from,
 36 all or any part, of such real estate to the public or any for-profit entity;
 37 and "for-profit entity" means corporations, partnerships, joint ventures,
 38 sole proprietorships or any other business entity.

39 (C) No other provision of this section concerning exemption of
 40 property used for educational purposes shall be construed to affect any
 41 provision of this subdivision;

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>	12-81(8)

Statement of Purpose:

To tax the property of certain colleges where activities conducted thereon generate at least six thousand dollars in revenue in a taxable year.

[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.]