



General Assembly

February Session, 2016

**Raised Bill No. 419**

LCO No. 2592



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

**AN ACT CONCERNING PROPERTY TAXES FOR NONPROFIT GROUP HOMES.**

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

1 Section 1. Subdivision (7) 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2 the general statutes is repealed and the following is substituted in lieu  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 and after October 1, 2016*):

5 (7) (A) Subject to the provisions of sections 12-87 and 12-88, the real  
6 property of, or held in trust for, a corporation organized exclusively for  
7 scientific, educational, literary, historical or charitable purposes or for  
8 two or more such purposes and used exclusively for carrying out one  
9 or more of such purposes or for the purpose of preserving open space  
10 land, as defined in section 12-107b, for any of the uses specified in said  
11 section, that is owned by any such corporation, and the personal  
12 property of, or held in trust for, any such corporation, provided (i) any  
13 officer, member or employee thereof does not receive or at any future  
14 time shall not receive any pecuniary profit from the operations thereof,  
15 except reasonable compensation for services in effecting one or more of

16 such purposes or as proper beneficiary of its strictly charitable  
17 purposes, and (ii) in 1965, and quadrennially thereafter, a statement  
18 shall be filed on or before the first day of November with the assessor  
19 or board of assessors of any town, consolidated town and city or  
20 consolidated town and borough, in which any of its property claimed  
21 to be exempt is situated. Such statement shall be filed on a form  
22 provided by such assessor or board of assessors. The real property  
23 shall be eligible for the exemption regardless of whether it is used by  
24 another corporation organized exclusively for scientific, educational,  
25 literary, historical or charitable purposes or for two or more such  
26 purposes;

27 (B) On and after July 1, 1967, housing subsidized, in whole or in  
28 part, by federal, state or local government and housing for persons or  
29 families of low and moderate income shall not constitute a charitable  
30 purpose under this section. As used in this subdivision, "housing" shall  
31 not include (i) real property used for temporary housing belonging to,  
32 or held in trust for, any corporation organized exclusively for  
33 charitable purposes and exempt from taxation for federal income tax  
34 purposes, the primary use of which property is one or more of the  
35 following: [(i)] (I) An orphanage; [(ii)] (II) a drug or alcohol treatment  
36 or rehabilitation facility; [(iii)] (III) housing for homeless individuals,  
37 mentally or physically handicapped individuals or persons with  
38 intellectual disability, or for victims of domestic violence; [(iv)] (IV)  
39 housing for ex-offenders or for individuals participating in a program  
40 sponsored by the state Department of Correction or Judicial Branch;  
41 and [(v)] (V) short-term housing operated by a charitable organization  
42 where the average length of stay is less than six months; and (ii) real  
43 property used for permanent housing belonging to, or held in trust for,  
44 any corporation organized exclusively for charitable purposes and  
45 exempt from taxation for federal income tax purposes, and for which  
46 the primary use is housing for mentally or physically handicapped  
47 individuals or persons with intellectual disability, provided the  
48 municipality in which such property is located treated such property

49 as exempt from taxation pursuant to this subdivision on or before the  
50 effective date of this section. The operation of such housing, including  
51 the receipt of any rental payments, by such charitable organization  
52 shall be deemed to be an exclusively charitable purpose;

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 and after October 1, 2016</i>	12-81(7)

**Statement of Purpose:**

To exempt from property taxes specified real property used for permanent housing owned by, or held in trust for, federally tax-exempt organizations organized exclusively for charitable purposes.

*[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.]*