



General Assembly

February Session, 2016

***Raised Bill No. 450***

LCO No. 2751



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:  
(FIN)

***AN ACT CONCERNING MUNICIPAL PROPERTY TAX ABATEMENT.***

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

1 Section 1. Section 12-65b of the 2016 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective October 1, 2016, and applicable to assessment years commencing on*  
4 *or after October 1, 2016*):

5 (a) Any municipality may, by affirmative vote of its legislative body,  
6 enter into a written agreement, for a period of not more than ten years,  
7 with any party owning or proposing to acquire an interest in real  
8 property in such municipality, or with any party owning or proposing  
9 to acquire an interest in air space in such municipality, or with any  
10 party who is the lessee of, or who proposes to be the lessee of, air space  
11 in such municipality in such a manner that the air space leased or  
12 proposed to be leased shall be assessed to the lessee pursuant to  
13 section 12-64, fixing the assessment of the real property or air space  
14 which is the subject of the agreement, and all improvements thereon or  
15 therein and to be constructed thereon or therein, subject to the

16 provisions of subsection (b) of this section. [ (1) for a period of not  
17 more than seven years, provided the cost of such improvements to be  
18 constructed is not less than three million dollars, (2) for a period of not  
19 more than two years, provided the cost of such improvements to be  
20 constructed is not less than five hundred thousand dollars, (3) to the  
21 extent of not more than fifty per cent of such increased assessment, for  
22 a period of not more than three years, provided the cost of such  
23 improvements to be constructed is not less than ten thousand dollars,  
24 or (4) for a period of years specified in an ordinance, for improvements  
25 to be constructed on land used or to be used for any retail business in  
26 an area designated in such ordinance.] For purposes of this section,  
27 "improvements to be constructed" includes the rehabilitation of  
28 existing structures for retail business use.

29 (b) The provisions of subsection (a) of this section shall only apply if  
30 the improvements are for at least one of the following: (1) Office use;  
31 (2) retail use; (3) permanent residential use in connection with a  
32 residential property consisting of four or more dwelling units; (4)  
33 transient residential use in connection with a residential property  
34 consisting of four or more dwelling units; (5) manufacturing use; (6)  
35 warehouse, storage or distribution use; (7) structured multilevel  
36 parking use necessary in connection with a mass transit system; (8)  
37 information technology; (9) recreation facilities; (10) transportation  
38 facilities; (11) mixed-use development, as defined in section 8-13m; or  
39 (12) use by or on behalf of a health system, as defined in section 19a-  
40 508c.

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>	12-65b

**Statement of Purpose:**

To modify the conditions for municipal property tax abatement.

*[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.]*