



General Assembly

Amendment

February Session, 2016

LCO No. 4793



Offered by:

SEN. LOONEY, 11th Dist.

SEN. WINFIELD, 10th Dist.

To: Subst. Senate Bill No. **414**

File No. 690

Cal. No. 439

"AN ACT CONCERNING THE TAX ON COLLEGE PROPERTY."

1 Strike lines 14 to 38, inclusive, in their entirety and insert the
2 following in lieu thereof:

3 "(B) Such exemption shall not apply (i) to any real estate [free from
4 taxation] affording an annual income of more than six thousand
5 dollars; or (ii) where such institution holds real estate consisting of
6 land and buildings valuing more than two billion dollars in the
7 aggregate, to any such real estate on which new activities are
8 commenced after September 30, 2016, or existing activities are
9 substantially expanded after September 30, 2016, and such activities
10 afford the institution an annual income of more than six thousand
11 dollars. Such exemption shall not apply to any real estate which said
12 Trustees of the Berkeley Divinity School own, control or hold in trust,
13 and which is situated in the city of Middletown. For the purposes of
14 this subdivision, "activities" includes (I) rents or other payments for the
15 use of all or any part of real estate exempt from taxation pursuant to

16 subparagraph (A) of this subdivision or any fixtures or equipment
17 permanently installed thereon, received or due from any for-profit
18 entity, but not including individuals for personal use; (II) fees, charges
19 or royalties for any goods designed, produced, manufactured or
20 generated on all or any part of such real estate, provided such goods
21 are for sale to the public or to for-profit entities; and (III) fees or
22 charges for any services rendered on, or from, all or any part, of such
23 real estate to the public or any for-profit entity; and "for-profit entity"
24 means a corporation, partnership, joint venture, sole proprietorship or
25 any other business entity."

26 In line 41, after "subdivision", insert "and nothing in subparagraph
27 (B) of this subdivision shall be construed to cause or permit taxation of
28 property used only incidentally for purposes other than education"