AN ACT CONCERNING MUNICIPAL AND REGIONAL OPPORTUNITIES AND EFFICIENCIES.

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

Section 1. Section 7-395 of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) The secretary shall review each audit report filed with said secretary as provided in section 7-393, except said secretary shall review the audit reports on each audited agency biennially and may review the audit reports on any municipality or regional school district biennially, provided such secretary shall, in any year in which he does not review the report of any such municipality or regional school district, review the comments and recommendations of the independent auditor who made such audit. If, upon such review of the audit report, evidence of fraud or embezzlement is found, he shall report such information to the state's attorney for the judicial district in which such municipality, regional school district or audited agency is located. If, in the review of such audit report said secretary finds that such audit has not been prepared in compliance with the provisions of subsection (a) of section 7-394a, or said secretary finds evidence of any unsound or irregular financial practice in relation to commonly accepted standards in municipal finance, said secretary shall prepare a report concerning such finding, including necessary details for proper
evaluation of such finding and recommendations for corrective action
and shall refer such report to the Municipal Finance Advisory
Commission established under section 7-394b. A copy of such report
shall be filed with: (1) The chief executive officer of such municipality
or audited agency or the superintendent of such school district and, in
the case of a town, city or borough, with the clerk of such town, city or
borough; and (2) the Auditors of Public Accounts.

(b) If, upon such review of the audit report, the secretary finds (1)
that such audit has not been prepared in accordance with subsection
(a) of section 7-394a, and the municipality, regional school district or
audited agency did not request permission to have the audit report
prepared in a manner not in compliance with said subsection; or (2)
evidence of unsound or irregular financial practices or management
letter comments or lack of internal controls in relation to commonly
accepted standards in municipal finance, then the secretary shall
prepare a report concerning such finding, including, but not limited to,
information to aid in the evaluation of such finding and
recommendations for corrective action. The secretary shall submit such
report to (A) the Municipal Finance Advisory Commission established
pursuant to section 7-394b; (B) the Auditors of Public Accounts; and
(C) the chief executive officer and clerk of the municipality,
superintendent of schools for the regional school district or chief
executive officer of the audited agency.

(c) Upon receipt of a report submitted pursuant to subsection (b) of
this section, the chief executive officer of a municipality or audited
agency or superintendent of schools for the regional school district
shall attest to and explain the secretary's findings and submit a plan
for corrective action, in writing, to the secretary.

(d) The secretary shall refer to the Municipal Finance Advisory
Commission any municipality that has not been previously referred to
said commission pursuant to subsection (b) of this section or section 7-
576, 7-576a or 7-576c, provided the municipality has:
(1) A negative fund balance percentage;

(2) Reported a fund balance percentage of less than five per cent in the three immediately preceding fiscal years;

(3) Reported a declining fund balance trend in the two immediately preceding fiscal years;

(4) Issued tax or bond anticipation notes in the three immediately preceding fiscal years to meet cash liquidity;

(5) Had a general fund annual operating budget deficit of one and one-half per cent or more of such municipality's general fund revenues in the immediately preceding fiscal year;

(6) Had a general fund annual operating budget deficit of two per cent or more of such municipality's average general fund revenues in the two immediately preceding fiscal years; or

(7) Received a bond rating below A from a bond rating agency.

(e) The secretary may, at the secretary's discretion and based upon the review conducted pursuant to subsection (a) of this section, refer to the Municipal Finance Advisory Commission any municipality that has not been previously referred to said commission pursuant to subsection (b) of this section or section 7-576, 7-576a or 7-576c.

(f) For the purposes of this section, "deficit", "fund balance" and "fund balance percentage" have the same meanings as provided in section 7-560.

Sec. 2. Section 2-79a of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) (1) There shall be a Connecticut Advisory Commission on Intergovernmental Relations. The purpose of the commission shall be to enhance coordination and cooperation between the state and local governments.
(2) Before July 1, 2019, the commission shall consist of the president pro tempore of the Senate, the speaker of the House of Representatives, the minority leader of the Senate, the minority leader of the House of Representatives, the Secretary of the Office of Policy and Management, the Commissioners of Education, Energy and Environmental Protection, Economic and Community Development, or their designees, and sixteen additional members as follows: [(1)] (A) Six municipal officials appointed by the Governor, four of whom shall be selected from a list of nominees submitted to [him] the Governor by the Connecticut Conference of Municipalities and two of whom shall be selected from a list submitted by the Council of Small Towns. Two of such six officials shall be from towns having populations of twenty thousand or less persons, two shall be from towns having populations of more than twenty thousand but less than sixty thousand persons and two shall be from towns having populations of sixty thousand or more persons; [(2)] (B) two local public education officials appointed by the Governor, one of whom shall be selected from a list of nominees submitted to [him] the Governor by the Connecticut Association of Boards of Education and one of whom shall be selected from a list submitted by the Connecticut Association of School Administrators; [(3)] (C) one representative of a regional council of governments appointed by the Governor from a list of nominees submitted to [him] the Governor by the Regional Planning Association of Connecticut; [(4)] (D) five persons who do not hold elected or appointed office in state or local government, one of whom shall be appointed by the Governor, one of whom shall be appointed by the president pro tempore of the Senate, one of whom shall be appointed by the speaker of the House of Representatives, one of whom shall be appointed by the minority leader of the Senate and one of whom shall be appointed by the minority leader of the House of Representatives; [(5)] (E) one representative of the Connecticut Conference of Municipalities appointed by said conference; and [(6)] (F) one representative of the Council of Small Towns appointed by said council. [Each]

(3) On and after July 1, 2019, the commission shall consist of the
chairpersons and ranking members of the joint standing committee of
the General Assembly having cognizance of matters relating to
planning and development, or their designees, the Secretary of the
Office of Policy and Management and seventeen additional members
as follows: (A) Six municipal officials appointed by the Governor, four
of whom shall be selected from a list of nominees submitted to the
Governor by the Connecticut Conference of Municipalities and two of
whom shall be selected from a list submitted by the Council of Small
Towns. Two of such six officials shall be from towns having
populations of twenty thousand or less persons, two shall be from
towns having populations of more than twenty thousand but less than
sixty thousand persons and two shall be from towns having
populations of sixty thousand or more persons; (B) two local public
education officials appointed by the Governor, one of whom shall be
selected from a list of nominees submitted to the Governor by the
Connecticut Association of Boards of Education and one of whom shall
be selected from a list submitted by the Connecticut Association of
School Administrators; (C) one representative of a regional council of
governments appointed by the Governor from a list of nominees
submitted to the Governor by the Regional Planning Association of
Connecticut; (D) one representative of organized labor appointed by
the Governor from a list of nominees submitted to the Governor by the
Connecticut AFL-CIO; (E) five persons who do not hold elected or
appointed office in state or local government, one of whom shall be
appointed by the Governor, one of whom shall be appointed by the
president pro tempore of the Senate, one of whom shall be appointed
by the speaker of the House of Representatives, one of whom shall be
appointed by the minority leader of the Senate and one of whom shall
be appointed by the minority leader of the House of Representatives;
(F) one representative of the Connecticut Conference of Municipalities
appointed by said conference; and (G) one representative of the
Council of Small Towns appointed by said council.

(4) Before July 1, 2019, each member of the commission appointed
pursuant to [subdivisions (1) to (6)] subparagraphs (A) to (F),
inclusive, of subdivision (2) of this subsection shall serve for a term of

two years. On and after July 1, 2019, each member of the commission

appointed pursuant to subparagraphs (A) to (G), inclusive, of

subdivision (3) of this subsection shall serve for a term of two years

and may serve until a successor is appointed and has qualified. All

other members shall serve for terms which are coterminous with their
terms of office. The Governor shall appoint a chairperson and a vice-
chairperson from among the commission members. Members of the

General Assembly may serve as gubernatorial appointees to the
commission. Members of the commission shall not be compensated for
their services but shall be reimbursed for necessary expenses incurred
in the performance of their duties.

(b) The commission shall: (1) Serve as a forum for consultation
among state and local government officials; (2) conduct research on
intergovernmental issues, including, but not limited to, the sharing
and consolidation of government services as well as the direct and
indirect impacts of changes in the provision of services at different
levels of government; (3) encourage and coordinate studies of
intergovernmental issues by universities, research and consulting
organizations and others; and (4) [initiate policy development and
make] develop models for sustainable, recurring savings and revenue
growth while initiating policy development and making
recommendations for consideration by all levels and branches of
government. The commission shall issue, from time to time, public
reports of its findings and recommendations. [and] Before July 1, 2019,
the commission shall issue, annually, a public report on its activities.
On and after July 1, 2019, the commission shall issue, annually, a
public report on its activities and a work plan, as described in
subsection (c) of this section, for the next year. On and after July 1,
2020, such public report shall describe the status of all items in the
prior year's work plan, including statistics to measure progress made,
if any, from the prior year.

(c) In developing any work plan to be issued on and after July 1,
2019, the commission, in consultation with other commissions established to address consolidation and sharing of government services, shall, on or before October 15, 2019, and every six months thereafter until October 15, 2021, consider, analyze and make specific recommendations to the secretary for the accomplishment of, all aspects of sharing government services among state, regional and local bodies, which aspects may include, but not be limited to:

(1) Standardization and alignment of various regions;

(2) Consolidation of government services, including, but not limited to, joint purchasing, for a municipality and its respective local or regional school district, as applicable;

(3) Consolidation and sharing of government services, including, but not limited to, joint purchasing, among municipalities;

(4) Types of government services that may be provided in a more efficient, high-quality or cost-effective manner by another level of government or by regional councils of governments, regional educational service centers or other similar regional bodies;

(5) Standardization of government services, including, but not limited to, the issuance of permits, across state, regional and local bodies;

(6) Standardization, enhancement or streamlining of reporting by and among state, regional and local bodies;

(7) Standardization, enhancement or streamlining of collection and sharing of data;

(8) Opportunities for the use of e-government solutions to deliver government services and conduct government programs;

(9) Alternative sources of revenue for municipal governments, regional councils of governments and regional educational service
(10) Regional revenue sharing;

(11) Coalition bargaining and other changes to relations between municipalities and municipal employees;

(12) Reduction of long-term liabilities of municipalities; and

(13) Sequencing of and timeliness for planning and implementation of aspects described in this subsection.

[(c)] (d) On or before [October 1, 2019] the second Wednesday after the convening of the regular session of the General Assembly in 2020, and every four years thereafter on such second Wednesday, the commission shall submit to the General Assembly a report which lists each existing state mandate, as defined in subsection (a) of section 2-32b, and which (1) categorizes each mandate as constitutional, statutory or executive, [(2) provides the date of original enactment or issuance along with a brief description of the history of the mandate, and (3) analyzes the costs incurred by] and (2) describes the potential impacts on local governments [in] implementing the mandate. In each report the commission may also make recommendations on state mandates for consideration by the commission. On and after October 1, 1996, the report shall be submitted to the joint standing committee of the General Assembly having cognizance of matters relating to appropriations and budgets of state agencies, to any other joint standing committee of the General Assembly having cognizance and, upon request, to any member of the General Assembly. A summary of the report shall be submitted to each member of the General Assembly if the summary is two pages or less and a notification of the report shall be submitted to each member if the summary is more than two pages. Submission shall be by mailing the report, summary or notification to the legislative address of each member of the committees or the General Assembly, as applicable. The provisions of this subsection shall not be construed to prevent the commission from...
making more frequent recommendations on state mandates.

[(d)] (e) Commencing on or before [the second Wednesday after the
convening of the 1997 regular session of the General Assembly] January 15, 1997, and every year thereafter except a year in which a report is filed pursuant to subsection [(c)] (d) of this section, the commission shall submit to the General Assembly a supplement to the report required in [said subsection (c)] said subsection identifying any new mandates adopted and any mandates changed in the previous year.

[(e)] (f) The Office of Policy and Management shall provide such staff as is necessary for the performance of the functions and duties of the Connecticut Advisory Commission on Intergovernmental Relations. Such persons may be exempt from the classified service.

Sec. 3. Section 2-32c of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

On and after [January 1, 2019] July 1, 2019, the Connecticut Advisory Commission on Intergovernmental Relations, established pursuant to section 2-79a, as amended by this act, shall, not more than ninety days after adjournment of any regular or special session of the General Assembly or [September first] November fifteenth immediately following adjournment of a regular session, whichever is sooner later, submit to the speaker of the House of Representatives, the president pro tempore of the Senate, the majority leader of the House of Representatives, the majority leader of the Senate, the minority leader of the House of Representatives, [and] the minority leader of the Senate and the chief elected official of each municipality a report [which] that lists each state mandate enacted during said regular or special session of the General Assembly. [Within five days of] Not later than five days after receipt of the report, the speaker and the president pro tempore shall [submit the report to the Secretary of the Office of Policy and Management and] refer each state mandate to the joint standing committee or select committee of the General
Assembly having cognizance of the subject matter of the mandate. [The secretary shall provide notice of the report to the chief elected official of each municipality.]

Sec. 4. Section 4-66k of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) There is established an account to be known as the "regional planning incentive account" which shall be a separate, nonlapsing account within the General Fund. The account shall contain any moneys required by law to be deposited in the account. Moneys in the account shall be expended by the Secretary of the Office of Policy and Management in accordance with subsection (b) of this section for the purposes of first providing funding to regional planning organizations in accordance with the provisions of subsections (b) [and (c)] to (d), inclusive, of this section and then to providing grants under the regional performance incentive program established pursuant to section 4-124s, as amended by this act.

(b) For the fiscal year ending June 30, 2014, funds from the regional planning incentive account shall be distributed to each regional planning organization, as defined in section 4-124i, revision of 1958, revised to January 1, 2013, in the amount of one hundred twenty-five thousand dollars. Any regional council of governments that is comprised of any two or more regional planning organizations that voluntarily consolidate on or before December 31, 2013, shall receive an additional payment in an amount equal to the amount the regional planning organizations would have received if such regional planning organizations had not voluntarily consolidated.

(c) [Beginning in] For the fiscal year ending June 30, 2015, and [annually thereafter] each fiscal year thereafter until July 1, 2019, funds from the regional planning incentive account shall be distributed to each regional council of governments formed pursuant to section 4-124j, in the amount of one hundred twenty-five thousand dollars plus fifty cents per capita, using population information from the most
recent federal decennial census. Any regional council of governments
that is comprised of any two or more regional planning organizations,
as defined in section 4-124i, revision of 1958, revised to January 1, 2013,
that voluntarily consolidated on or before December 31, 2013, shall
receive a payment in the amount of one hundred twenty-five thousand
dollars for each such regional planning organization that voluntarily
consolidated on or before said date.

(d) For the fiscal year ending June 30, 2020, and each fiscal year
thereafter, funds from the regional planning incentive account shall be
distributed to each regional council of governments formed pursuant
to section 4-124j, in the amount of seventy-five thousand dollars plus
thirty cents per capita, using population information from the most
recent federal decennial census. The secretary may distribute,
annually, an additional amount to each regional council of
governments.

Sec. 5. Section 4-66r of the general statutes is repealed and the
following is substituted in lieu thereof (Effective July 1, 2019):

For the fiscal year ending June 30, [2018] 2020, and each fiscal year
thereafter, each regional council of governments shall [ within
available appropriations,] receive a grant-in-aid to be known as a
regional services grant, the amount of which shall be based on [a
formula to be determined by the Secretary of the Office of Policy and
Management. No such council shall receive a grant for the fiscal year
ending June 30, 2018, unless the secretary approves a spending plan
for such grant moneys submitted by such council to the secretary on or
before November 1, 2017. No such council shall receive a grant for the
fiscal year ending June 30, 2019, or any fiscal year thereafter, unless the
secretary approves a spending plan for such grant moneys submitted
by such council to the secretary on or before July 1, 2018, and annually
thereafter] the formula established pursuant to section 4-66k, as
amended by this act. Each regional council of governments shall use
such grant funds for planning purposes and to achieve efficiencies in
the delivery of municipal services, without diminishing the quality of
such services. On or before October 1, [2018] 2020, and annually thereafter, each regional council of governments shall submit a report, in accordance with section 11-4a, to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development and finance, revenue and bonding, and to the secretary. Such report shall (1) summarize the expenditure of such grant funds, (2) describe any regional program, project or initiative currently provided or planned by the council, (3) review the performance of any existing regional program, project or initiative relative to its initial goals and objectives, (4) analyze the existing services provided by member municipalities or by the state that, in the opinion of the council, could be more effectively or efficiently provided on a regional basis, and (5) provide recommendations for legislative action concerning potential impediments to the regionalization of services.

Sec. 6. Subsections (b) to (e), inclusive, of section 4-124s of the general statutes are repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(b) There is established a regional performance incentive program that shall be administered by the Secretary of the Office of Policy and Management. [On or before December 31, 2011, and annually thereafter, any regional council of governments, any two or more municipalities acting through a regional council of governments, any economic development district, any regional educational service center or any combination thereof may submit a proposal to the secretary for:

(1) The joint provision of any service that one or more participating municipalities of such council, educational service center or agency currently provide but which is not provided on a regional basis, (2) a planning study regarding the joint provision of any service on a regional basis, or (3) shared information technology services. A copy of said proposal shall be sent to the legislators representing said participating municipalities.] The secretary may provide funding for:

(1) The joint provision of any government service, or (2) a planning
study regarding the joint provision of any service on a regional basis. Any local or regional board of education or regional educational service center serving a population greater than one hundred thousand may submit a proposal to the secretary for a regional special education initiative.

(c) (1) [A regional council of governments, an economic development district, a regional educational service center or a local or regional board of education shall submit each proposal in the form and manner the secretary prescribes and shall, at a minimum, provide the following information for each proposal: (A) Service or initiative description; (B) the explanation of the need for such service or initiative; (C) the method of delivering such service or initiative on a regional basis; (D) the organization that would be responsible for regional service or initiative delivery; (E) a description of the population that would be served; (F) the manner in which regional service or initiative delivery will achieve economies of scale; (G) the amount by which participating municipalities will reduce their mill rates as a result of savings realized; (H) a cost benefit analysis for the provision of the service or initiative by each participating municipality and by the entity or board of education submitting the proposal; (I) a plan of implementation for delivery of the service or initiative on a regional basis; (J) a resolution endorsing such proposal approved by the legislative body of each participating municipality; and (K) an explanation of the potential legal obstacles, if any, to the regional provision of the service or initiative] On or before December 1, 2019, and annually thereafter, the Connecticut Advisory Commission on Intergovernmental Relations established pursuant to section 2-79a, as amended by this act, may recommend to the secretary any specific proposal for achieving additional cost savings through regional efficiencies. The secretary may provide funding, within available resources, to a regional council of governments, an economic development district, a regional educational service center or any combination thereof for the purpose of administering any such proposal. Said commission shall submit each proposal in the form and
manner prescribed by the secretary.

(2) The secretary shall review each proposal and shall award grants for proposals the secretary determines best meet the requirements of this section. [In awarding such grants, the secretary shall give priority to a proposal submitted by (A) any entity specified in subsection (a) of this section that includes participation of all of the member municipalities of such entity, and which may increase the purchasing power of participating municipalities or provide a cost savings initiative resulting in a decrease in expenses of such municipalities, allowing such municipalities to lower property taxes, (B) any economic development district, and (C) any local or regional board of education.]

(d) On or before December 31, 2013, and annually thereafter until December 31, 2018, in addition to any proposal submitted pursuant to this section, any municipality or regional council of governments may apply to the secretary for a grant to fund: (1) Operating costs associated with connecting to the state-wide high speed, flexible network developed pursuant to section 4d-80, including the costs to connect at the same rate as other government entities served by such network; and (2) capital cost associated with connecting to such network, including expenses associated with building out the internal fiber network connections required to connect to such network, provided the secretary shall make any such grant available in accordance with the two-year schedule by which the Bureau of Enterprise Systems and Technology recommends connecting each municipality and regional council of governments to such network. Any municipality or regional council of governments shall submit each application in the form and manner the secretary prescribes.

(e) The secretary shall submit to the Governor and the joint standing [committee] committees of the General Assembly having cognizance of matters relating to planning and development and finance, revenue and bonding a report on the grants provided pursuant to this section. Each such report shall include information on the amount of each
grant, and the potential of each grant for leveraging other public and private investments. The secretary shall submit a report for the fiscal year commencing July 1, 2011, not later than February 1, 2012, and shall submit a report for each subsequent fiscal year not later than the first day of March in such fiscal year. [Such reports shall include the property tax reductions achieved by means of the program established pursuant to this section.]

Sec. 7. Subsection (a) of section 32-665 of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) Except as otherwise provided in sections 32-650 to 32-668, inclusive, the following provisions of the general statutes, including regulations adopted thereunder, shall not apply to the overall project:

Section 3-14b, subdivisions (13) to (15), inclusive, of section 4-166, sections 4-167 to 4-174, inclusive, 4-181a, 4a-1 to 4a-59a, inclusive, 4a-63 to 4a-76, inclusive, title 4b, section 16a-31, chapters 97a, 124 and 126, sections 14-311 to 14-314c, inclusive, 19a-37, 22a-16 and subsection (a) of section 22a-19. For the purposes of section 22a-12, construction plans relating to the overall project shall not be considered construction plans required to be submitted by state agencies to the Council on Environmental Quality. Notwithstanding any provision of any special act, charter, ordinance, home rule ordinance or chapter 98, no provision of any such act, charter or ordinance or said chapter 98, concerning licenses, permits or approvals by a political subdivision of the state pertaining to building demolition or construction shall apply to the overall project and, notwithstanding any provision of the general statutes, the State Building Inspector and the State Fire Marshal shall have original jurisdiction with respect to the administration and enforcement of the State Building Code and the Fire Safety Code, respectively, with respect to all aspects of the overall project, including, without limitation, the conduct of necessary reviews and inspections and the issuance of any building permit, certificate of occupancy or other necessary permits or certificates related to building
construction, occupancy or fire safety. For the purposes of part III of
chapter 557, the stadium facility project, the convention center project
and the parking project shall be deemed to be a public works project
and consist of public buildings except that the provisions relating to
payment of prevailing wages to workers in connection with a public
works project including, but not limited to, section 31-53 shall not
apply to the stadium facility project, the convention center project and
the parking project if the project manager or the prime construction
contractor has negotiated other wage terms pursuant to a project labor
agreement. The provisions of section 2-32c, as amended by this act,
and subsection [(c)] (d) of section 2-79a, as amended by this act, shall
not apply to any provisions of public act 99-241, as amended by public
act 00-140, or chapter 588x concerning the overall project. Any building
permit application with respect to the overall project shall be exempt
from the assessment of an education fee under subsection (b) of section
29-252a.

Sec. 8. Subsection (b) of section 4-66n of the general statutes is
repealed and the following is substituted in lieu thereof (Effective July
1, 2019):

(b) Moneys transferred to the account in accordance with section 87
of public act 13-247 shall be expended by the Office of Policy and
Management as follows: (1) For the Nutmeg Network, [two million
one hundred seventy-four thousand] two million one hundred four
thousand dollars; (2) for a tax incidence study, seven hundred
two hundred thousand dollars; (3) for the universal chart of accounts, [four hundred
fifty thousand] two hundred seventy thousand dollars; (4) to audit
private providers of special education services, in accordance with
section 2-90 and sections 10-91g to 10-91i, inclusive, three hundred
sixty-six thousand dollars; [and] (5) for the Department of Education,
to conduct the study described in section 4 of public act 16-144, two
hundred fifty thousand dollars; and (6) to promote and facilitate the
implementation of shared or regional government services, two
hundred fifty thousand dollars. Such moneys for the universal chart of
Sec. 9. Section 12-62 of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(a) As used in this chapter:

(1) "Assessor" means the person responsible for establishing property assessments for purposes of a town's grand list and includes a board of assessors;

(2) "Field review" means the process by which an assessor, a member of an assessor's staff or person designated by an assessor examines each parcel of real property in its neighborhood setting, compares observable attributes to those listed on such parcel's corresponding property record, makes any necessary corrections based on such observation and verifies that such parcel's attributes are accounted for in the valuation being developed for a revaluation;

(3) "Full inspection" or "fully inspect" means to measure or verify the exterior dimensions of a building or structure and to enter and examine the interior of such building or structure in order to observe and record or verify the characteristics and conditions thereof, provided permission to enter such interior is granted by the property owner or an adult occupant;

(4) "Real property" means all the property described in section 12-64;

(5) "Revaluation" or "revalue" means to establish the present true and actual value of all real property in a town as of a specific assessment date;

(6) "Secretary" means the Secretary of the Office of Policy and Management, or said secretary's designee; [and]
(7) "Town" means any town, consolidated town and city or consolidated town and borough; []

(8) "Revaluation zone" means one of five geographic areas in the state established by the secretary utilizing the boundaries of the nine planning regions; and

(9) "Planning region" has the same meaning as provided in section 4-124i.

(b) (1) (A) Commencing October 1, 2006, and until September 30, 2020, each town shall implement a revaluation not later than the first day of October that follows, by five years, the October first assessment date on which the town's previous revaluation became effective, provided, a town that opted to defer a revaluation, pursuant to section 12-62l, shall implement a revaluation not later than the first day of October that follows, by five years, the October first assessment date on which the town's deferred revaluation became effective.

(B) Commencing October 1, 2020, (i) each town shall implement a revaluation not later than the first day of October that follows, by five years, an October first assessment date set in accordance with a revaluation date schedule prescribed by the secretary for each revaluation zone, (ii) any town's required revaluation subsequent to any delayed revaluation implemented pursuant to subparagraph (A) of this subdivision shall be implemented in accordance with this section, and (iii) any such revaluation subsequent to any delayed revaluation shall recommence on the date set in such revaluation date schedule prescribed for the revaluation zone in which such town is located, which revaluation date schedule applied to such town prior to such delay.

(C) The town shall use assessments derived from each such revaluation for the purpose of levying property taxes for the assessment year in which such revaluation is effective and for each assessment year that follows until the ensuing revaluation becomes
effective.

(2) When conducting a revaluation, an assessor shall use generally accepted mass appraisal methods which may include, but need not be limited to, the market sales comparison approach to value, the cost approach to value and the income approach to value. Prior to the completion of each revaluation, the assessor shall conduct a field review. Except in a town that has a single assessor, the members of the board of assessors shall approve, by majority vote, all valuations established for a revaluation.

(3) An assessor, member of an assessor's staff or person designated by an assessor may, at any time, fully inspect any parcel of improved real property in order to ascertain or verify the accuracy of data listed on the assessor's property record for such parcel. Except as provided in subdivision (4) of this subsection, the assessor shall fully inspect each such parcel once in every ten assessment years, provided, if the full inspection of any such parcel occurred in an assessment year preceding that commencing October 1, 1996, the assessor shall fully inspect such parcel not later than the first day of October of 2009, and shall thereafter fully inspect such parcel in accordance with this section. Nothing in this subsection shall require the assessor to fully inspect all of a town's improved real property parcels in the same assessment year and in no case shall an assessor be required to fully inspect any such parcel more than once during every ten assessment years.

(4) An assessor may, at any time during the period in which a full inspection of each improved parcel of real property is required, send a questionnaire to the owner of such parcel to (A) obtain information concerning the property's acquisition, and (B) obtain verification of the accuracy of data listed on the assessor's property record for such parcel. An assessor shall develop and institute a quality assurance program with respect to responses received to such questionnaires. If satisfied with the results of said program concerning such questionnaires, the assessor may fully inspect only those parcels of
improved real property for which satisfactory verification of data
listed on the assessor's property record has not been obtained and is
otherwise unavailable. The full inspection requirement in subdivision
(3) of this subsection shall not apply to any parcel of improved real
property for which the assessor obtains satisfactory verification of data
listed on the assessor's property record.

(c) The following shall be available for public inspection in the
assessor's office, in the manner provided for access to public records in
subsection (a) of section 1-210, not later than the date written notices of
real property valuations are mailed in accordance with subsection (f)
of this section: (1) Any criteria, guidelines, price schedules or statement
of procedures used in such revaluation by the assessor or by any
revaluation company that the assessor designates to perform mass
appraisal or field review functions, all of which shall continue to be
available for public inspection until the town's next revaluation
becomes effective; and (2) a compilation of all real property sales in
each neighborhood for the twelve months preceding the date on which
each revaluation is effective, the selling prices of which are
representative of the fair market values of the properties sold, which
compilation shall continue to be available for public inspection for a
period of not less than twelve months immediately following a
revaluation's effective date. If the assessor changes any property
valuation as determined by the revaluation company, the assessor
shall document, in writing, the reason for such change and shall
append such written explanation to the property card for the real
estate parcel whose revaluation was changed. Nothing in this
subsection shall be construed to permit the assessor to post a plan or
drawing of a dwelling unit of a residential property's interior on the
Internet or to otherwise publish such plan or drawing.

(d) (1) The chief executive officer of a town shall notify the Secretary
of the Office of Policy and Management that the town is effecting a
revaluation by sending a written notice to the secretary not later than
thirty days after the date on which such town's assessor signs a grand
list that reflects assessments of real property derived from a revaluation. Any town that fails to effect a revaluation for the assessment date required by this section shall be subject to a penalty effective for the fiscal year commencing on the first day of July following such assessment date, and continuing for each successive fiscal year in which the town fails to levy taxes on the basis of such revaluation, provided the secretary shall not impose such penalty with respect to any assessment year in which the provisions of subsection (b) of section 12-117 are applicable. Such penalty shall be the forfeit of the amount otherwise allocable to such town pursuant to section 7-536, and the loss of fifty per cent of the amount of the grant that is payable to such town pursuant to sections 3-55i, 3-55j and 3-55k. Upon imposing said penalty, the secretary shall notify the chief executive officer of the amount of the town's forfeiture for said fiscal year and that the secretary's certification to the State Comptroller for the payments of such grant in said year shall reflect the required reduction.

(2) The secretary may waive such penalty if, in the secretary's opinion, there appears to be reasonable cause for the town not having implemented a revaluation for the required assessment date, provided the chief executive officer of the town submits a written request for such waiver. Reasonable cause shall include: (A) An extraordinary circumstance or an act of God, (B) the failure on the part of any revaluation company to complete its contractual duties in a time and manner allowing for the implementation of such revaluation, and provided the town imposed the sanctions for such failure provided in a contract executed with said company, (C) the assessor's death or incapacitation during the conduct of a revaluation, which results in a delay of its implementation, or (D) an order by the superior court for the judicial district in which the town is located postponing such revaluation, or the potential for such an order with respect to a proceeding brought before said court. The chief executive officer shall submit such written request to the secretary not earlier than thirty business days after the date on which the assessor signs a grand list.
that does not reflect real property assessments based on values established for such required revaluation, and not later than thirty days preceding the July first commencement date of the fiscal year in which said penalty is applicable. Such request shall include the reason for the failure of the town to comply with the provisions of subsection (b) of this section. The chief executive officer of such town shall promptly provide any additional information regarding such failure that the secretary may require. Not later than sixty days after receiving such request and any such additional information, the secretary shall notify the chief executive officer of the secretary's decision to grant or deny the waiver requested, provided the secretary may delay a decision regarding a waiver related to a potential court order until not later than sixty days after the date such court renders the decision. The secretary shall not grant a penalty waiver under the provisions of this subsection with respect to consecutive years unless the General Assembly approves such action.

(e) When conducting a revaluation, an assessor may designate a revaluation company certified in accordance with section 12-2b to perform [property] parcel data collection, analysis of such data and any mass appraisal valuation or field review functions, pursuant to a method or methods the assessor approves, and may require such company to prepare and mail the valuation notices required by subsection (f) of this section, provided nothing in this subsection shall relieve any assessor of any other requirement relating to such revaluation imposed by any provisions of the general statutes, any public or special act, the provisions of any municipal charter that are not inconsistent with the requirements of this section, or any regulations adopted pursuant to subsection (g) of this section.

(f) Not earlier than the assessment date that is the effective date of a revaluation and not later than the tenth calendar day immediately following the date on which the grand list for said assessment date is signed, the assessor shall mail a written notice to the last-known address of the owner of each parcel of real property that was revalued.
Such notice shall include the valuation of such parcel as of said assessment date and the valuation of such parcel in the last-preceding assessment year, and shall provide information describing the property owner's rights to appeal the valuation established for said assessment date, including the manner in which an appeal may be filed with the board of assessment appeals.

(g) The secretary shall adopt regulations, in accordance with the provisions of chapter 54, which an assessor shall use when conducting a revaluation. Such regulations shall include (1) provisions governing the management of the revaluation process, including, but not limited to, the method of compiling and maintaining property records, documenting the assessment year during which a full inspection of each parcel of improved real property occurs, and the method of determining real property sales data in support of the mass appraisal process, and (2) provisions establishing criteria for measuring the level and uniformity of assessments generated from a revaluation, provided such criteria shall be applicable to different classes of real property with respect to which a sufficient number of property sales exist. Certification of compliance with not less than one of said regulatory provisions shall be required for each revaluation and the assessor shall, not later than the date on which the grand list reflecting assessments of real property derived from a revaluation is signed, certify to the secretary and the chief executive officer, in writing, that the revaluation was conducted in accordance with said regulatory requirement. Any town effecting a revaluation with respect to which an assessor is unable to certify such compliance shall be subject to the penalty provided in subsection (d) of this section. In the event the assessor designates a revaluation company to perform mass appraisal valuation or field review functions with respect to a revaluation, the assessor and the employee of said company responsible for such function or functions shall jointly sign such certification. The assessor shall retain a copy of such certification and any data in support thereof in the assessor's office. The provisions of subsection (c) of this section concerning the public inspection of criteria, guidelines, price schedules
or statement of procedures used in a revaluation shall be applicable to such certification and supporting data.

(h) This section shall require the revaluation of real property (1) designated within the 1983 Settlement boundary and taken into trust by the federal government for the Mashantucket Pequot Tribal Nation before June 8, 1999, or (2) taken into trust by the federal government for the Mohegan Tribe of Indians of Connecticut.

(i) Each assessor shall file with the secretary parcel data from each revaluation implemented pursuant to this section upon forms prescribed and furnished by the secretary, which forms shall be so prescribed and furnished not later than thirty days prior to the date set by the secretary for such filing.

Sec. 10. (NEW) (Effective July 1, 2019) (a) Not later than July 1, 2020, each regional council of governments shall establish a regional assessment division for the collection and processing of data for each municipality with fifteen thousand parcels or fewer of real property within such council's planning region, as defined in section 4-124i of the general statutes. Such data shall include, but not be limited to, regional geographical information systems, personal property declarations, income and expense statements, property transfers, valuation of motor vehicles and building permit information. Each such municipality shall provide the data requested by the regional assessment division pursuant to this subsection.

(b) Each municipality with fifteen thousand parcels or fewer of real property that fails to provide the data requested pursuant to subsection (a) of this section shall be subject to a penalty, imposed by the Secretary of the Office of Policy and Management, effective for the fiscal year commencing July 1, 2020, and continuing for each successive fiscal year in which the municipality fails to provide such data, provided the secretary shall not impose such penalty with respect to any assessment year in which the provisions of subsection (b) of section 12-117 of the general statutes are applicable. Such penalty
shall be the forfeit of the amount otherwise allocable to such municipality pursuant to section 7-536 of the general statutes, and the loss of fifty per cent of the amount of the grant that is payable to such municipality pursuant to sections 3-55i, 3-55j and 3-55k of the general statutes. Upon imposing such penalty, the secretary shall notify such municipality’s chief executive officer of the amount of such municipality’s forfeiture for such fiscal year and that the secretary’s certification to the State Comptroller for the payments of such grant in such year shall reflect the required reduction.

Sec. 11. Section 7-148cc of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

[Two] Notwithstanding the provisions of the general statutes or any special act, charter, special act charter, home-rule ordinance or local law, two or more municipalities may jointly perform any function that each municipality may perform separately under any provisions of the general statutes or of any special act, charter or home rule ordinance by entering into an interlocal agreement pursuant to sections 7-339a to 7-339l, inclusive. As used in this section, "municipality" means any municipality, as defined in section 7-187, any district, as defined in section 7-324, any metropolitan district or any municipal district created under section 7-330 and located within the state of Connecticut.

Sec. 12. Subdivision (6) of subsection (b) of section 7-576d of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2019):

(6) With respect to any proposed collective bargaining agreement or amendments negotiated pursuant to sections 7-467 to 7-477, inclusive, including any such agreement negotiated by a board of education, notwithstanding the provisions of subsection (d) of section 7-474, or pursuant to section 10-153d, the [board] Municipal Accountability Review Board shall have the same opportunity and authority to approve or reject, on not more than two occasions, collective
bargaining agreements or amendments as [is] are provided to the legislative body of such municipality in said respective sections, except that (A) any such agreement negotiated by a board of education shall be submitted to the Municipal Accountability Review Board by the bargaining representative of such board of education not later than fourteen days after any such agreement is reached, and (B) the Municipal Accountability Review Board shall act upon such agreement, pursuant to this subdivision, not later than thirty days after submission by such bargaining representative.

This act shall take effect as follows and shall amend the following sections:

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PS Joint Favorable Subst.