AN ACT CONCERNING PAYMENTS IN LIEU OF TAXES FOR STATE HOUSING AUTHORITY PROPERTIES.

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

Section 1. Subsection (b) of section 8-216 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):

(b) The state, acting [by and in the discretion of] through the Commissioner of Housing, [may] shall enter into a contract with [a] each municipality and the housing authority of the municipality or with the Connecticut Housing Finance Authority or any subsidiary created by the authority pursuant to section 8-242a or 8-244 or with a successor owner to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority or the Connecticut Housing Finance Authority or successor owner under the provisions of part II of chapter 128. On and after July 1, 1997, the time period of the contract may include the remaining years of operation of the project. Such payments shall be made annually in an amount equal to the taxes that would be paid on such property were the property not exempt from taxation, and shall be calculated by multiplying the assessed value of such property, which shall be determined by the tax assessor of such municipality in the manner used by such assessor for assessing the value of other real property, by the applicable tax rate of the municipality. Such contract shall provide
that, in consideration of such grant-in-aid, the municipality shall waive
during the period of such contract any payments by the housing
authority or the Connecticut Housing Finance Authority or successor
owner to the municipality under the provisions of section 8-71, and
shall further provide that the amount of the payments so waived shall
be used by the housing authority or the Connecticut Housing Finance
Authority or successor owner for a program of social and
supplementary services to the occupants or shall be applied to the
operating costs or reserves of the property, or shall be used to maintain
or improve the physical quality of the property. As used in this
subsection, a "successor owner" means an entity that owns a housing
project developed pursuant to part II of chapter 128 after the
revitalization of such project pursuant to a plan approved by the
commissioner.

Sec. 2. Subsection (d) of section 8-216 of the general statutes is
repealed and the following is substituted in lieu thereof (Effective
October 1, 2019):

(d) The state, acting [by and in the discretion of] through the
Commissioner of Housing, [may] shall enter into a contract with [a]
each municipality to make payments in lieu of taxes to the
municipality on land and improvements owned or leased by said
commissioner pursuant to chapter 129. Such payments shall be made
annually in an amount equal to the taxes that would be paid on such
property were the property not exempt from taxation, and shall be
calculated by multiplying the assessed value of such property, which
shall be determined by the tax assessor of such municipality in the
manner used by such assessor for assessing the value of other real
property, by the applicable tax rate of the municipality. Such contract
shall provide that, in consideration of such grant-in-aid the
municipality shall waive any payments by the state to the municipality
under the provisions of a cooperation agreement between the
municipality and said commissioner.
Sec. 3. Section 8-71 of the general statutes is repealed and the following is substituted in lieu thereof (Effective from passage):

(a) In lieu of real property taxes, special benefit assessments and sewerage system use charges otherwise payable to such municipality, except in such municipalities as, by special act or charter, on May 20, 1957, had a sewer use charge, an authority shall pay each year to the municipality in which any of its moderate rental housing projects are located a sum to be determined by the municipality, with the approval of the Commissioner of Housing, not in excess of twelve and one-half per cent of the shelter rent per annum for each occupied dwelling unit in any such housing project; except that the amount of such payment shall not be so limited in any case where funds are made available for such payment by an agency or department of the United States government, but no payment shall exceed the amount of taxes which would be paid on the property were the property not exempt from taxation.

(b) [For the period commencing on June 2, 2016, and ending June 30, 2019, each] Each municipality that received a grant-in-aid pursuant to section 8-216, as amended by this act, in the fiscal year ending June 30, 2015, shall waive any payment that becomes payable [during such period] pursuant to subsection (a) of this section during any fiscal year in which no grant-in-aid for such amount pursuant to section 8-216, as amended by this act, is made, except that no waiver shall be required in any case where funds are made available for such payment by an agency or department of the United States government.

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

<table>
<thead>
<tr>
<th>Section</th>
<th>Effect Date</th>
<th>Section Amended</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>October 1, 2019</td>
<td>8-216(b)</td>
</tr>
<tr>
<td>2</td>
<td>October 1, 2019</td>
<td>8-216(d)</td>
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<tr>
<td>3</td>
<td>from passage</td>
<td>8-71</td>
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