AN ACT CONCERNING THE TAX EXEMPTION FOR REAL PROPERTY USED FOR CERTAIN PURPOSES.

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

Section 1. Subdivision (7) of section 12-81 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019, and applicable to assessment years commencing on or after October 1, 2019):

(7) (A) Subject to the provisions of sections 12-87 and 12-88, as amended by this act, the real property of, or held in trust for, a corporation organized exclusively for scientific, educational, literary, historical or charitable purposes or for two or more such purposes and used exclusively for carrying out one or more of such purposes or for the purpose of preserving open space land, as defined in section 12-107b, for any of the uses specified in said section, that is owned by any such corporation, and the personal property of, or held in trust for, any such corporation, provided (i) any officer, member or employee thereof does not receive or at any future time shall not receive any pecuniary profit from the operations thereof, except reasonable compensation for services in effecting one or more of such purposes or as proper beneficiary of its strictly charitable purposes, and (ii) in 1965, and quadrennially thereafter, a statement shall be filed on or before the first day of November with the assessor or board of assessors of any town, consolidated town and city or consolidated town and borough,
in which any of its property claimed to be exempt is situated. Such statement shall be filed on a form provided by such assessor or board of assessors. The real property shall be eligible for the exemption regardless of whether it is used by another corporation organized exclusively for scientific, educational, literary, historical or charitable purposes or for two or more such purposes;

(B) On and after [July 1, 1967] October 1, 2019, housing subsidized, in whole or in part, by federal, state or local government and housing for persons or families of low and moderate income shall not constitute a charitable purpose under this section. As used in this subdivision, "housing" shall not include real property used for [temporary] housing belonging to, or held in trust for, any corporation organized exclusively for charitable purposes and exempt from taxation for federal income tax purposes, the primary use of which property is one or more of the following: (i) An orphanage; (ii) a drug or alcohol treatment or rehabilitation facility; (iii) housing for persons who are homeless, persons with a mental health disorder, persons with intellectual or physical disability or victims of domestic violence; (iv) housing for ex-offenders or for individuals participating in a program sponsored by the state Department of Correction or Judicial Branch; [and] or (v) short-term housing operated by a charitable organization where the average length of stay is less than six months. The operation of such housing, including the receipt of any rental payments, by such charitable organization shall be deemed to be an exclusively charitable purpose;

Sec. 2. Section 12-88 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019, and applicable to assessment years commencing on or after October 1, 2019):

Real property belonging to, or held in trust for, any organization mentioned in subdivision (7), (10), (11), (13), (14), (15), (16) or (18) of section 12-81, as amended by this act, which real property is so held for one or more of the purposes stated in the applicable subdivision, and
from which real property no rents, profits or income are derived, shall
be exempt from taxation though not in actual use therefor by reason of
the absence of suitable buildings and improvements thereon, if the
construction of such buildings or improvements is in progress. The
real property belonging to, or held in trust for, any such organization,
not used exclusively for carrying out one or more of such purposes but
leased, rented or otherwise used for other purposes, shall not be
exempt. If a portion only of any lot or building belonging to, or held in
trust for, any such organization is used exclusively for carrying out one
or more of such purposes, such lot or building shall be so exempt only
to the extent of the portion so used and the remaining portion shall be
subject to taxation. Any lot or building or portion of a lot or building
belonging to, or held in trust for, any such organization, used for
carrying out one or more of such purposes shall be exempt only as to
the periods of time during which such lot or building or portion of
such lot or building is unused or used exclusively for carrying out one
or more of such purposes.

Sec. 3. Section 12-89 of the general statutes is repealed and the
following is substituted in lieu thereof (Effective October 1, 2019, and
applicable to assessment years commencing on or after October 1, 2019):

The board of assessors of each town, consolidated town and city or
consolidated town and borough shall inspect the statements filed with
it and required by sections 12-81, as amended by this act, and 12-87
from scientific, educational, literary, historical, charitable, agricultural
and cemetery organizations, shall determine what part, if any, of the
property claimed to be exempt by the organization shall be in fact
exempt and shall place a valuation upon all such property, if any, as is
found to be taxable, provided any property acquired by any tax-
exempt organization after the first day of October shall first become
exempt on the assessment date next succeeding the date of acquisition.
Whenever the board of assessors determines that all or part of the
property claimed to be exempt under subdivision (7) of section 12-81,
as amended by this act, by an organization is taxable, the board shall
state upon its records the reason for its decision. Any organization filing a tax-exempt statement, aggrieved at the action of the assessor or board of assessors, may appeal, within the time prescribed by law for such appeals, to the board of assessment appeals. Any such organization claiming to be aggrieved by the action of the board of assessment appeals may, within two months from the time of such action, make application in the nature of an appeal therefrom to the superior court for the judicial district in which such property is situated.

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

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<th>Section</th>
<th>Effect Date</th>
<th>Amendment</th>
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<tr>
<td>Section 1</td>
<td>October 1, 2019, and applicable to assessment years commencing on or after October 1, 2019</td>
<td>12-81(7)</td>
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<td>Sec. 2</td>
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<td>Sec. 3</td>
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