



General Assembly

February Session, 2020

Raised Bill No. 5239

LCO No. 1290



Referred to Committee on HOUSING

Introduced by:
(HSG)

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:

1 Section 1. Subsection (b) of section 8-216 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2020*):

4 (b) The state, acting [by and in the discretion of] through the
5 Commissioner of Housing, [may] shall enter into a contract with a
6 municipality and the housing authority of the municipality or with the
7 Connecticut Housing Finance Authority or any subsidiary created by
8 the authority pursuant to section 8-242a or 8-244 or with a successor
9 owner to make payments in lieu of taxes to the municipality on land and
10 improvements owned or leased by the housing authority or the
11 Connecticut Housing Finance Authority or successor owner under the
12 provisions of part II of chapter 128. On and after July 1, 1997, the time
13 period of the contract may include the remaining years of operation of
14 the project. Such payments shall be made annually in an amount equal
15 to the taxes that would be paid on such property were the property not

16 exempt from taxation, and shall be calculated by multiplying the
17 assessed value of such property, which shall be determined by the tax
18 assessor of such municipality in the manner used by such assessor for
19 assessing the value of other real property, by the applicable tax rate of
20 the municipality. Such contract shall provide that, in consideration of
21 such grant-in-aid, the municipality shall waive during the period of
22 such contract any payments by the housing authority or the Connecticut
23 Housing Finance Authority or successor owner to the municipality
24 under the provisions of section 8-71, and shall further provide that the
25 amount of the payments so waived shall be used by the housing
26 authority or the Connecticut Housing Finance Authority or successor
27 owner for a program of social and supplementary services to the
28 occupants or shall be applied to the operating costs or reserves of the
29 property, or shall be used to maintain or improve the physical quality
30 of the property. As used in this subsection, a "successor owner" means
31 an entity that owns a housing project developed pursuant to part II of
32 chapter 128 after the revitalization of such project pursuant to a plan
33 approved by the commissioner.

34 Sec. 2. Subsection (d) of section 8-216 of the general statutes is
35 repealed and the following is substituted in lieu thereof (*Effective October*
36 *1, 2020*):

37 (d) The state, acting [by and in the discretion of] through the
38 Commissioner of Housing, [may] shall enter into a contract with a
39 municipality to make payments in lieu of taxes to the municipality on
40 land and improvements owned or leased by said commissioner
41 pursuant to chapter 129. Such payments shall be made annually in an
42 amount equal to the taxes that would be paid on such property were the
43 property not exempt from taxation, and shall be calculated by
44 multiplying the assessed value of such property, which shall be
45 determined by the tax assessor of such municipality in the manner used
46 by such assessor for assessing the value of other real property, by the
47 applicable tax rate of the municipality. Such contract shall provide that,
48 in consideration of such grant-in-aid the municipality shall waive any
49 payments by the state to the municipality under the provisions of a

50 cooperation agreement between the municipality and said
51 commissioner.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	8-216(b)
Sec. 2	<i>October 1, 2020</i>	8-216(d)

Statement of Purpose:

To provide municipalities with payment in lieu of taxes for state housing authority properties.

[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.]