



General Assembly

February Session, 2020

Raised Bill No. 468

LCO No. 2996



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING THE REASSESSMENT OF RESIDENTIAL BUILDINGS WITH DEFECTIVE CONCRETE FOUNDATIONS AND QUARRY GEOLOGICAL SOURCE REPORTING.

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

1 Section 1. Section 29-265d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) Any owner of a residential building who has obtained a written
4 evaluation from a professional engineer licensed pursuant to chapter
5 391 indicating that the foundation of such residential building was made
6 with defective concrete may provide a copy of such evaluation to the
7 assessor and request a reassessment of the residential building by the
8 assessor. Not later than ninety days after receipt of a copy of such
9 evaluation, or prior to the commencement of the assessment year next
10 following, whichever is earlier, the assessor, member of the assessor's
11 staff or person designated by the assessor shall inspect the residential
12 building and adjust its assessment to reflect its current value. Such
13 reassessment may be appealed pursuant to section 12-111. Any
14 reassessment under this section shall apply [for five assessment years]

15 until the assessor, member of the assessor's staff or person designated
16 by the assessor adjusts the assessment of the residential building
17 pursuant to subsection (b) of this section, notwithstanding the
18 provisions of section 12-62.

19 (b) An owner of a residential building that has obtained a
20 reassessment pursuant to this section shall notify the assessor if the
21 concrete foundation is repaired or replaced. [during the five assessment
22 years for which the reassessment is effective.] Such notification shall be
23 made in writing within thirty days of the repair or replacement of the
24 concrete foundation. Not later than ninety days after receipt of such
25 notification, or prior to the commencement of the assessment year next
26 following, whichever is earlier, the assessor, member of the assessor's
27 staff or person designated by the assessor shall inspect the residential
28 building and adjust its assessment to reflect its current value.

29 Sec. 2. (NEW) (*Effective July 1, 2020*) (a) For the purposes of this
30 section, "qualified geologist" means a geologist certified by the
31 American Institute of Professional Geologists, licensed by the National
32 Association of State Boards of Geology or certified or licensed by
33 another organization deemed suitable by the State Geologist.

34 (b) Not later than January 1, 2021, and annually thereafter, the
35 operator of each quarry in this state that produces aggregate for use in
36 concrete shall prepare a geological source report and provide such
37 report to the State Geologist. Such report shall be prepared in a form and
38 manner prescribed by the State Geologist, and shall include, but need
39 not be limited to (1) the operations plan and mining, processing, storage
40 and quality control methods utilized by such operator, (2) a description
41 of the characteristics of the aggregate to be excavated at such quarry,
42 which shall be prepared by a qualified geologist, (3) a description of the
43 products to be produced by such quarry, (4) a copy of the results of an
44 inspection of face material and geologic log analysis completed in the
45 previous year by a qualified geologist, and (5) analysis of core samples,
46 completed in the previous year by a qualified geologist, unless such
47 quarry has a satisfactory performance history as determined by the State

48 Geologist.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	29-265d
Sec. 2	<i>July 1, 2020</i>	New section

Statement of Purpose:

To (1) permit any owner of a residential building with a foundation made with defective concrete to obtain a reassessment of such building which shall remain valid until such foundation is repaired or replaced, and (2) require quarries that produce aggregate for use in concrete to annually prepare a geological source report.

[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.]