AN ACT CONCERNING PROPERTY TAX DEFERRALS FOR ELDERLY PERSONS.

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

Section 1. (NEW) (Effective October 1, 2020, and applicable to assessment years commencing on or after October 1, 2020) (a) For purposes of this section, "qualified taxpayer" means (1) an elderly person of qualified age pursuant to this section, (2) the spouse of such person, provided the spouse is of qualified age pursuant to this section and domiciled with such person, (3) a surviving spouse of qualified age pursuant to this section of a person who at the time of such person's death had qualified and was entitled to tax relief under this section, provided such surviving spouse was domiciled with such person at the time of the person's death, (4) a person, who himself or herself, or his or her spouse, has been a resident of the state not less than ten years before applying for tax relief pursuant to this section and has occupied the property for which tax relief is sought as his or her primary home for not less than five years, (5) a person who is not delinquent on any prior year taxes on such property and maintains homeowner's insurance on such property, and (6) a person whose taxable and nontaxable income in the tax year preceding the date of application for relief under this section was not in excess of limits set forth by a municipality in accordance with this section.

(b) Any municipality, upon approval of its legislative body, may
annually permit an owner of real property or any tenant for life or for a
term of years liable for property taxes under section 12-48 of the general
statutes who is a qualified taxpayer to defer paying property taxes, in
an amount not to exceed fifty per cent of such taxpayer's proportional
share of the full and fair cash value of the property for which tax relief
is sought. The municipality may set age and income eligibility
requirements for such tax deferral and limit the number of such
deferrals that may be granted to any qualified taxpayer.

(c) A municipality granting a tax deferral pursuant to this section
shall have a lien, which shall take priority over all other liens, except for
another lien filed by such municipality, against such taxpayer's property
in the amount of the deferred taxes with administrative fees and interest
compounded at not more than ten per cent annually. Notwithstanding
the provisions of this subsection, upon the death of the qualified
taxpayer, the heirs-at-law, assignees or devisees of such taxpayer shall
have first priority to the real property for which a tax deferral was
granted by paying in full the total taxes which would otherwise have
been due, plus interest.

(d) A person applying for a tax deferral pursuant to this section shall
annually apply for such deferral on a form prescribed by the
municipality's chief assessment authority with any documentation
required by such authority. The municipality's chief assessment
authority shall annually send to a qualified taxpayer written notice of
the tax liability incurred by such taxpayer.

(e) If title to the real property for which tax relief is sought pursuant
to this section is recorded in the name of the qualified taxpayer and any
other person or persons, the qualified taxpayer shall be entitled to
request a deferral of his or her fractional share of the tax on such
property and such other person or persons shall pay the person's or
persons' fractional share of the tax without regard for the provisions of
this section. For the purposes of this section, a "mobile manufactured
home", as defined in section 12-63a of the general statutes, shall be
deemed to be real property.

(f) If a qualified taxpayer transfers, assigns, grants or otherwise conveys subsequent to the first day of October, but prior to the first day of August, in such assessment year the interest in real property for which a tax deferral is granted, regardless of whether such transfer, assignment, grant or conveyance is voluntary or involuntary, the amount of such tax deferral shall be a pro rata portion of the amount otherwise applicable in such assessment year to be determined by a fraction the numerator of which shall be the number of full months from the first day of October in such assessment year to the date of such conveyance and the denominator of which shall be twelve. If such conveyance occurs in the month of October the grantor shall be disqualified for such tax deferral in such assessment year. The grantee shall be required within a period not exceeding ten days immediately following the date of such conveyance to notify the assessor thereof, or in the absence of such notice, upon determination by the assessor that such transfer, assignment, grant or conveyance has occurred, the assessor shall determine the amount of tax deferral benefit to which the grantor is entitled for such assessment year with respect to the interest in real property conveyed and notify the tax collector of the reduced amount of such benefit. Upon receipt of such notice from the assessor, the tax collector shall, if such notice is received after the tax due date in the municipality, no later than ten days thereafter mail or hand a bill to the grantee stating the additional amount of tax due as determined by the assessor. Such tax shall be due and payable and collectible as other property taxes and subject to the same liens and processes of collection, provided such tax shall be due and payable in an initial or single installment not sooner than thirty days after the date such bill is mailed or handed to the grantee and in equal amounts in any remaining, regular installments as the same are due and payable.

This act shall take effect as follows and shall amend the following sections:
| Section 1 | October 1, 2020, and applicable to assessment years commencing on or after October 1, 2020 | New section |