



# Senate

General Assembly

**File No. 61**

January Session, 2021

Senate Bill No. 697

*Senate, March 16, 2021*

The Committee on Planning and Development reported through SEN. CASSANO of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT CONCERNING CERTAIN MUNICIPAL AGREEMENTS TO FIX ASSESSMENTS.***

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

1 Section 1. Section 12-65b of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2021*):

3 (a) (1) Any municipality may, by affirmative vote of its legislative  
4 body or, pursuant to subdivision (2) of this subsection, its board of  
5 selectmen, enter into a written agreement, for a period of not more than  
6 ten years, with any party owning or proposing to acquire an interest in  
7 real property in such municipality, or with any party owning or  
8 proposing to acquire an interest in air space in such municipality, or  
9 with any party who is the lessee of, or who proposes to be the lessee of,  
10 air space in such municipality in such a manner that the air space leased  
11 or proposed to be leased shall be assessed to the lessee pursuant to  
12 section 12-64, fixing the assessment of the real property or air space  
13 which is the subject of the agreement, and all improvements thereon or  
14 therein and to be constructed thereon or therein, subject to the

15 provisions of subsection (b) of this section. For purposes of this section,  
16 "improvements to be constructed" includes the rehabilitation of existing  
17 structures for retail business use.

18 (2) In the case of a municipality where the legislative body is a town  
19 meeting and such town meeting has adopted an ordinance delegating  
20 to the board of selectmen the authority to enter into an agreement  
21 described in subdivision (1) of this subsection, such board of selectmen  
22 may enter into such agreement.

23 (b) The provisions of subsection (a) of this section shall only apply if  
24 the improvements are for at least one of the following: (1) Office use; (2)  
25 retail use; (3) permanent residential use in connection with a residential  
26 property consisting of four or more dwelling units; (4) transient  
27 residential use in connection with a residential property consisting of  
28 four or more dwelling units; (5) manufacturing use; (6) warehouse,  
29 storage or distribution use; (7) structured multilevel parking use  
30 necessary in connection with a mass transit system; (8) information  
31 technology; (9) recreation facilities; (10) transportation facilities; (11)  
32 mixed-use development, as defined in section 8-13m; or (12) use by or  
33 on behalf of a health system, as defined in section 19a-508c.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2021	12-65b

**PD**      *Joint Favorable*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

---

**OFA Fiscal Note****State Impact:** None**Municipal Impact:** None**Explanation**

There is no fiscal impact resulting from the bill, which permits the board of selectmen in certain municipalities with a town meeting form of government to enter into fixed assessment agreements with private businesses.

Municipalities currently have the authority to enter into fixed assessment agreements. While the bill may facilitate the implementation of certain agreements, it is not anticipated to change the number of such agreements municipalities enter into.

**The Out Years****State Impact:** None**Municipal Impact:** None

**OLR Bill Analysis****SB 697*****AN ACT CONCERNING CERTAIN MUNICIPAL AGREEMENTS TO FIX ASSESSMENTS.*****SUMMARY**

In towns where the legislative body is a town meeting, this bill authorizes the board of selectmen, if they have been authorized by ordinance, to enter into certain agreements to fix assessments on real property or air space. Under current law, only a municipality's legislative body may enter into these agreements.

The bill applies to a law that allows municipalities to fix assessments for up to 10 years on real property or air space undergoing improvements for various purposes, including office, manufacturing, or retail uses; multifamily housing; or transportation or parking facilities.

EFFECTIVE DATE: October 1, 2021

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable

Yea 18    Nay 8    (03/02/2021)