

Dear Sen. Cassano, Rep. McCarthy-Vahey, and members of the Planning & Development Committee:

Thank you very much for proposing the language of SB 695 and I am writing to express my SUPPORT.

Section 1 standardizes the procedures for filing Income and Expense Statements. These forms are an integral part of valuation for commercial properties. This proposed language creates a more transparent and fair process for taxpayers.

Section 2 addresses the growing assessment appeals problem which is eroding Grand Lists across our state. CT licensed Real Estate Appraisers are not allowed to work on a contingency fee, however, tax representatives from out of the state, who are NOT CT licensed Real Estate Appraisers, are filing mass assessment appeals and working on a contingency fee basis. Due to their being paid based on their outcome, their opinion cannot be unbiased. This floods the courts with appeals and towns are forced to either engage in costly trials or offer settlements even when they are not warranted. Either choice is paid for with public funds and unwarranted assessment reductions lead to a lack of uniformity and fairness across the board.

Thank you very much for raising this important legislation and I hope your group will vote it out of committee.

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“When you can be anything in the world, begin by being kind”