



General Assembly

February Session, 2022

Raised Bill No. 5166

LCO No. 256



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

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 Section 12-65b of the general statutes is repealed and the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, 2022*):

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2022	12-65b

Statement of Purpose:

To permit boards of selectmen of certain municipalities to enter into agreements to fix certain assessments.

[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.]