



General Assembly

February Session, 2022

Raised Bill No. 5270

LCO No. 1441



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT REQUIRING THE DOCUMENTATION OF EFFORTS TO REPAIR OR REPLACE DEFECTIVE CONCRETE FOUNDATIONS.

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

1 Section 1. Subsection (a) of section 29-265d of the 2022 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2022*):

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

16 becomes effective or the concrete foundation is repaired or replaced,
17 and the assessor, member of the assessor's staff or person designated by
18 the assessor adjusts the assessment of the residential building,
19 whichever is earlier, provided on or before October 1, 2023, and
20 annually thereafter until such assessment is adjusted, such owner shall
21 provide the assessor documentation of such owner's efforts to repair or
22 replace the concrete foundation to date. Such documentation shall be
23 provided in a form and manner prescribed by the assessor, and shall
24 include, but not be limited to, a copy of such owner's participation
25 agreement with the captive insurance company established pursuant to
26 section 38a-91vv, and a description of efforts made to repair or replace
27 the concrete foundation to date.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2022	29-265d(a)

Statement of Purpose:

To require homeowners with homes that have been reassessed due to failing concrete foundations to annually provide assessors with documentation of such homeowners' efforts to repair or replace such foundations.

[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.]