



General Assembly

January Session, 2023

**Raised Bill No. 6777**

LCO No. 4626



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING PROPERTY TAX ABATEMENTS FOR CERTAIN SENIOR-OWNED DEED-RESTRICTED PROPERTIES.***

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

1 Section 1. Section 12-81bb of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) As used in this section:

4 (1) "Residential property" means a single parcel of property on which  
5 is situated a single-family residence or a multi-family building;

6 (2) ["Affordable housing deed restrictions"] "Affordable housing  
7 deed restriction" means any deed [restrictions] restriction filed on the  
8 land records of the municipality, containing covenants or restrictions  
9 that require such single-family residence or the dwelling units in such  
10 multi-family building to be sold or rented only to persons or families  
11 whose income is less than or equal to eighty per cent of the area median  
12 income or the state median income, whichever is less, and that [shall  
13 constitute] constitutes "affordable housing" within the meaning of  
14 section 8-39a;

15 (3) "Long term" means a time period no shorter in duration than the  
16 minimum time period for affordability covenants or restrictions in  
17 deeds pursuant to subsection (a) of section 8-30g; [and]

18 (4) "Binding" means not subject to revocation, other than as provided  
19 by this section, either by the owner or a subsequent owner acting  
20 unilaterally, or by the owner or a subsequent owner acting jointly with  
21 others, until the expiration of the long-term deed restriction time period  
22 and enforceable for the duration of the long-term deed restriction time  
23 period both by the municipality and by any resident of the municipality;  
24 [.] and

25 (5) "Regional median income" means, after adjustments for family  
26 size, the area median income for the area in which the municipality  
27 containing the residential property is located, as determined by the  
28 United States Department of Housing and Urban Development.

29 (b) Any municipality may, by ordinance adopted by its legislative  
30 body, provide property tax credits to any [owners] owner of residential  
31 property who [place] places a long-term, binding affordable housing  
32 deed [restrictions] restriction on such residential property in accordance  
33 with the provisions of this section.

34 (c) Any municipality not exempt from the affordable housing appeals  
35 process pursuant to subsection (k) of section 8-30g shall, by ordinance  
36 adopted by its legislative body not later than July 1, 2024, abate any real  
37 property tax that would otherwise be owed by an owner of a single-  
38 family residence who places a long-term, binding affordable housing  
39 deed restriction on such residence if (1) the owner of such residence is  
40 age sixty-five or older and has an income that is not greater than the  
41 regional median income, and (2) based on the appraised value  
42 published by the local assessor for the current grand list year, such  
43 residence may be sold at, or below, a price for which a person or family  
44 would pay not greater than thirty per cent of such person or family's  
45 monthly income, where such income is not greater than eighty per cent  
46 of the regional median income. Such abatement shall continue for the

47 duration of the affordable housing deed restriction placed on such  
48 residence, or until the single-family residence is sold, whichever is  
49 sooner, provided that such abatement may be extended to a subsequent  
50 owner of such residence who meets the criteria for such abatement  
51 under this subsection for a period of not more than ten years after the  
52 effective date of such deed restriction.

53 (d) Any municipality required to enact an ordinance pursuant to  
54 subsection (c) of this section may suspend such ordinance during the  
55 period of an affordable housing appeals moratorium granted pursuant  
56 to subsection (l) of section 8-30g, as amended by this act, or repeal such  
57 ordinance if such municipality becomes exempt from the affordable  
58 housing appeals process pursuant to subsection (k) of section 8-30g.

59 (e) Notwithstanding the provisions of subsection (c) of this section,  
60 any owner of a single-family residence subject to an affordable housing  
61 deed restriction pursuant to this section may revoke such deed  
62 restriction in accordance with this subsection. Upon the revocation of  
63 any such deed restriction, such owner shall notify the municipality of  
64 such revocation and pay to the municipality (1) all of the property taxes  
65 abated pursuant to subsection (c) of this section, and (2) fifty per cent of  
66 the difference between the value of the residential property with an  
67 affordable housing deed restriction and the value of such property  
68 without such restriction, less any payment made to the municipality  
69 under subdivision (1) of this subsection. For purposes of subdivision (2)  
70 of this subsection, such owner shall submit a good faith appraisal of the  
71 residential property that demonstrates the value of such property with  
72 an affordable housing deed restriction and without such restriction.  
73 Such appraisal shall be completed by an individual or a company  
74 licensed to perform real estate appraisals in the state.

75 (f) Any payments made to the municipality under subsection (e) of  
76 this section shall be used by the municipality to construct or acquire  
77 additional affordable housing units or to rehabilitate or increase the  
78 energy efficiency or accessibility of affordable housing units owned by  
79 the municipality.

80 Sec. 2. Subdivision (6) of subsection (l) of section 8-30g of the general  
 81 statutes is repealed and the following is substituted in lieu thereof  
 82 (*Effective October 1, 2023*):

83 (6) For the purposes of this subsection, housing unit-equivalent  
 84 points shall be determined by the commissioner as follows: (A) No  
 85 points shall be awarded for a unit unless its occupancy is restricted to  
 86 persons and families whose income is equal to or less than eighty per  
 87 cent of the median income, except that unrestricted units in a set-aside  
 88 development shall be awarded one-fourth point each. [.] (B) [Family]  
 89 family units restricted to persons and families whose income is equal to  
 90 or less than eighty per cent of the median income shall be awarded one  
 91 point if an ownership unit and one and one-half points if a rental unit,  
 92 [.] (C) [Family] family units restricted to persons and families whose  
 93 income is equal to or less than sixty per cent of the median income shall  
 94 be awarded one and one-half points if an ownership unit and two points  
 95 if a rental unit, [.] (D) [Family] family units restricted to persons and  
 96 families whose income is equal to or less than forty per cent of the  
 97 median income shall be awarded two points if an ownership unit and  
 98 two and one-half points if a rental unit, [.] (E) [Elderly] elderly units  
 99 restricted to persons and families whose income is equal to or less than  
 100 eighty per cent of the median income shall be awarded one-half point,  
 101 [.] (F) [A] a set-aside development containing family units which are  
 102 rental units shall be awarded additional points equal to twenty-two per  
 103 cent of the total points awarded to such development, provided the  
 104 application for such development was filed with the commission prior  
 105 to July 6, 1995, [.] (G) [A] a mobile manufactured home in a resident-  
 106 owned mobile manufactured home park shall be awarded points as  
 107 follows: One and one-half points when occupied by persons and  
 108 families with an income equal to or less than eighty per cent of the  
 109 median income; two points when occupied by persons and families with  
 110 an income equal to or less than sixty per cent of the median income; and  
 111 one-fourth point for the remaining units, and (H) any residential  
 112 property that qualifies for a property tax abatement pursuant to  
 113 subsection (c) of section 12-81bb, as amended by this act, shall be

114 awarded two points.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	12-81bb
Sec. 2	<i>October 1, 2023</i>	8-30g(1)(6)

**Statement of Purpose:**

To provide tax abatements for senior citizens who voluntarily deed restrict certain properties and to allow municipalities to count such deed-restricted properties toward affordable housing appeals moratoriums.

*[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.]*