



Senate Bill No. 224

Public Act No. 24-55

AN ACT REQUIRING NOTICE OF REVALUATION TO CERTAIN OWNERS OF RESIDENTIAL BUILDINGS WITH DEFECTIVE CONCRETE FOUNDATIONS.

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

Section 1. Section 29-265d of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2024*):

(a) Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor of the municipality in which such residential building is located, and request a reassessment of the residential building. [by the assessor.] Not later than ninety days after the receipt of [a] such copy, [of such evaluation,] or prior to the commencement of the assessment year next following, whichever is earlier, the assessor, [member of the assessor's staff or person designated by the assessor] or the assessor's designee, shall inspect the residential building and adjust its assessment to reflect its current value. Such reassessment may be appealed pursuant to section 12-111. Any reassessment under this section shall apply until the next revaluation becomes effective or the concrete foundation is repaired or replaced, and the assessor, [member of the assessor's staff or

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person designated by the assessor] or the assessor's designee, adjusts the assessment of the residential building, whichever is earlier. The assessor shall, in writing and not later than ninety days prior to the commencement of a revaluation, notify each owner of a residential building that was reassessed pursuant to this subsection that such residential building will be assessed during such revaluation.

(b) Notwithstanding the provisions of section 12-62, any [property] residential building that has [had its assessment adjusted] been reassessed pursuant to subsection (a) of this section shall be assessed during each revaluation cycle to reflect its current value.

(c) [An] The owner of [a] any residential building that has [obtained a reassessment] been reassessed pursuant to this section shall notify the assessor if the concrete foundation of such residential building is repaired or replaced. Such notification shall be made in writing [within] not later than thirty days [of] after the repair or replacement of the concrete foundation. Not later than ninety days after the receipt of such notification, or prior to the commencement of the assessment year next following, whichever is earlier, the assessor, [member of the assessor's staff or person designated by the assessor] or the assessor's designee, shall inspect the residential building and adjust its assessment to reflect its current value.

Approved May 28, 2024