File No. 465

Substitute House Bill No. 5662

House of Representatives, April 9, 1998. The Committee on Finance, Revenue and Bonding reported through REP. SCHIESSL, 60th DIST., Chairman of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING VARIOUS CHANGES RELATING TO THE ASSESSMENT AND VALUATION OF PROPERTY AND PROPERTY TAXES.

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

Section 1. Section 12-117 of the general statutes, as amended by section 5 of public act 97-280, is repealed and the following is substituted in lieu thereof:

(a) (1) The period prescribed by law for the completion of the duties of any assessor, board of assessors or board of assessment appeals may, for due cause shown, be extended by the [Secretary of the Office of Policy and Management] CHIEF EXECUTIVE OFFICER OF THE TOWN for a period not exceeding one month, and in the case of the board of assessment appeals in any town in the assessment year immediately following completion of a revaluation of all real property in such town and adjustment of the assessment list for such assessment year accordingly, such period may be extended by said [secretary] CHIEF EXECUTIVE OFFICER for a period not exceeding two months. [, provided such assessor or board shall submit to said secretary, not less than ten days before the expiration of the period prescribed by law, a

22 request in writing, approved by the chief
23 executive officer of the municipality, for such
24 extension, setting forth the reasons therefor.]
25 NOT LATER THAN TWO WEEKS AFTER GRANTING AN
26 EXTENSION AS PROVIDED UNDER SUBDIVISION (1) OR (2)
27 OF THIS SUBSECTION, THE CHIEF EXECUTIVE OFFICER
28 SHALL SEND WRITTEN NOTICE OF THE EXTENSION TO THE
29 SECRETARY OF THE OFFICE OF POLICY AND MANAGEMENT.
30 If an extension is granted to any assessor or
31 board of assessors, the date by which a taxpayer
32 shall be required to submit a written request for
33 appeal to the board of assessment appeals shall be
34 extended to March twentieth and said board shall
35 conduct hearings regarding such requests during
36 the month of April. The board shall send
37 notification to the taxpayer of the time and date
38 of an appeal hearing at least seven calendar days
39 preceding the hearing date, but no later than the
40 first day of April. If the board elects not to
41 hear an appeal in accordance with the provisions
42 of section 12-111 it shall notify the taxpayer of
43 such decision no later than the first day of
44 April. (2) In addition to the extensions provided
45 under subdivision (1) of this subsection, the
46 period prescribed by law for the completion of the
47 duties of any assessor, board of assessors or
48 board of assessment appeals in any town subject to
49 the provisions of section 7-344 which fails to
50 adopt its budget in the time prescribed shall be
51 extended by the [Secretary of the Office of Policy
52 and Management] CHIEF EXECUTIVE OFFICER for a
53 period not exceeding three months, provided the
54 assessor or board notifies the [secretary in
55 writing, and such extension is approved by the
56 chief executive officer of the municipality] CHIEF
57 EXECUTIVE OFFICER OF THE NEED FOR SUCH EXTENSION.
58 The date by which a taxpayer shall be required to
59 submit a written request for appeal to the board
60 of assessment appeals shall be extended for a
61 three-month period and said board shall conduct
62 hearings regarding such requests during the month
63 following the end of the extended period for
64 requests for appeals under this subdivision. The
65 board shall send notification to the taxpayer of
66 the time and date of an appeal hearing at least
67 seven calendar days preceding the hearing date,
68 but no later than the first day of the month in
69 which the hearing is to be held. If the board

70 elects not to hear an appeal in accordance with
71 the provisions of section 12-111 it shall notify
72 the taxpayer of such decision. All provisions of
73 said section 12-111, other than the extension of
74 the filing and notification dates as [as] provided
75 in subdivisions (1) and (2) of this subsection,
76 shall be applicable to such appeals. If an
77 extension is granted to any board of assessment
78 appeals, the time period within which a taxpayer
79 may appeal from the decision of such board and the
80 time within which the assessor or board of
81 assessors shall transmit an abstract of the
82 assessment lists shall be extended for a like
83 period.
84 (b) If, in the opinion of the board of
85 assessment appeals and the chief executive
86 officer, the number of appeals pending before such
87 board is such as to preclude fair and equitable
88 consideration of such appeals within the time
89 restriction prescribed herein, the Secretary of
90 the Office of Policy and Management may, upon the
91 request in writing of the board of assessment
92 appeals approved by the chief executive officer,
93 setting forth such opinion, authorize the
94 assessors to assess all real estate according to
95 the list in effect immediately prior to the list
96 from which such appeals are taken, subject only to
97 transfers of ownership, additions for new
98 construction and reductions for demolitions. The
99 list from which such appeals are taken shall then
100 become the list for the assessment day next
101 ensuing, subject only to such adjustments as are
102 authorized by the board of assessment appeals,
103 unless the town has, in the intervening time
104 period, completed a revaluation of all real
105 property in accordance with section 12-62, AS
106 AMENDED BY THIS ACT.
107 (c) During any assessment year in which the
108 provisions of subsection (b) of this section
109 become applicable, the assessor or board of
110 assessors shall, within sixty days of the date on
111 which the Secretary of the Office of Policy and
112 Management grants his authorization, complete the
113 list as required by said subsection. Each owner
114 whose property valuation on such list has been
115 increased above the valuation of such property in
116 the last-preceding grand list shall be sent an
117 increase notice. The notice shall be prepared in

118 the manner prescribed in section 12-55, AS
119 AMENDED, and shall be sent not earlier than the
120 date on which said secretary grants his
121 authorization and not later than the tenth day
122 following the date on which the assessor completes
123 the list as required by this subsection. If such
124 increase notice is sent later than the time period
125 prescribed in this subsection, such increase shall
126 become effective on the next succeeding grand
127 list. Any owner may appeal said valuation to the
128 board of assessment appeals within thirty days of
129 the date the notice was sent.
130 Sec. 2. Section 12-87a of the general
131 statutes is repealed and the following is
132 substituted in lieu thereof:
133 Whenever any organization claiming exemption
134 from property tax under the provisions of
135 subdivision (7), (10), (11) or (16) of section
136 12-81 has not filed within the time prescribed, a
137 quadrennial statement concerning such claim for
138 exemption as required in said subdivisions, the
139 [Secretary of the Office of Policy and Management]
140 ASSESSOR OR BOARD OF ASSESSORS OF THE MUNICIPALITY
141 IN WHICH THE PROPERTY IS SITUATED, upon receipt of
142 proof of substantial compliance by such
143 organization with the requirements concerning
144 submission of such statement, may allow an
145 extension of time not exceeding sixty days within
146 which such statement may be filed, provided
147 whenever an extension of time is so allowed, such
148 organization shall pay a fee of thirty-five
149 dollars for late-filing to the municipality in
150 which the property with respect to which such
151 statement is submitted is situated.
152 Sec. 3. Section 12-62j of the general
153 statutes is repealed and the following is
154 substituted in lieu thereof:
155 Any two or more municipalities that implement
156 physical revaluations on or after October 1, 1996,
157 and have jointly entered into a contract for
158 services with a revaluation company certified in
159 accordance with section 12-2b may apply to the
160 Secretary of the Office of Policy and Management
161 for an interlocal revaluation agreement grant. The
162 amount of such grant shall be [fifty per cent of
163 the amount of the grant-in-aid provided under
164 subsection (c) of section 12-62f for which each
165 such municipality qualified] AS FOLLOWS: (1)

166 TWELVE THOUSAND FIVE HUNDRED DOLLARS TO EACH
167 MUNICIPALITY WITH A POPULATION OF LESS THAN TWENTY
168 THOUSAND; (2) SEVENTEEN THOUSAND FIVE HUNDRED
169 DOLLARS TO EACH MUNICIPALITY WITH A POPULATION OF
170 AT LEAST TWENTY THOUSAND BUT LESS THAN FIFTY
171 THOUSAND; (3) TWENTY-FIVE THOUSAND DOLLARS TO EACH
172 MUNICIPALITY WITH A POPULATION OF AT LEAST FIFTY
173 THOUSAND BUT LESS THAN ONE HUNDRED THOUSAND; AND
174 (4) THIRTY THOUSAND DOLLARS TO EACH MUNICIPALITY
175 WITH A POPULATION OF ONE HUNDRED THOUSAND OR MORE.
176 Any application for such grant shall be submitted
177 in writing on a form furnished by the secretary
178 and shall be accompanied by such supporting
179 documentation as the secretary may require. The
180 applicant shall receive written notification of
181 the approval or rejection of his application. The
182 secretary shall certify to the Comptroller the
183 amount due under the provisions of this section
184 upon approving such application. The Comptroller
185 shall draw his order on the Treasurer on or before
186 the fifteenth day following the date such
187 certification is made and the Treasurer shall pay
188 the amount thereof not later than fifteen days
189 following.
190 Sec. 4. Section 12-62 of the general
191 statutes, as amended by section 2 of public act
192 97-68 and section 1 of public act 97-254, is
193 amended by adding subsection (h) as follows:
194 (NEW) (h) (1) Nothing in this section shall
195 be construed as prohibiting a town from electing
196 to effect a revaluation of real estate earlier
197 than the year of next revaluation, as designated
198 in subsection (b) of this section.
199 (2) A town electing to effect its next
200 revaluation earlier than required pursuant to
201 subsection (b) of this section shall effect its
202 next subsequent revaluation for the assessment
203 date commencing four years following the effective
204 date of the revaluation so implemented.
205 Sec. 5. This act shall take effect from its
206 passage, except that sections 3 and 4 shall take
207 effect July 1, 1998.

208 FIN COMMITTEE VOTE: YEA 42 NAY 0 JFS

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"THE FOLLOWING FISCAL IMPACT STATEMENT AND BILL ANALYSIS ARE PREPARED FOR THE BENEFIT OF MEMBERS OF THE GENERAL ASSEMBLY, SOLELY FOR PURPOSES OF INFORMATION, SUMMARIZATION AND EXPLANATION AND DO NOT REPRESENT THE INTENT OF THE GENERAL ASSEMBLY OR EITHER HOUSE THEREOF FOR ANY PURPOSE."

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FISCAL IMPACT STATEMENT - BILL NUMBER sHB 5662

STATE IMPACT	Minimal Savings, see explanation below
MUNICIPAL IMPACT	Minimal Savings, Cost Acceleration, see explanation below
STATE AGENCY(S)	Office of Policy and Management

EXPLANATION OF ESTIMATES:

STATE IMPACT: The bill will result in some minimal savings in administrative costs.

MUNICIPAL IMPACT: The bill will result in some minimal savings in administrative cost to local assessors.

The bill would also result in an acceleration of costs associated with revaluation for those municipalities electing to revalue earlier than their scheduled date.

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OFA BILL ANALYSIS

sHB 5662

AN ACT CONCERNING VARIOUS CHANGES RELATING TO THE ASSESSMENT AND VALUATION OF PROPERTY AND PROPERTY TAXES

SUMMARY: The bill makes the following administrative and technical changes relating to the assessment and valuation of property.

Section 1 transfers the responsibility of approving

requests for an extension of time for assessors to complete grand lists from the Office of Policy and Management to a town's governing body.

Section 2 transfers the responsibility of approving extensions of the filing of quadrennial reports by tax-exempt organizations from the Office of Policy and Management to local assessors.

Sections 3 places the formula used in determining the Interlocal Revaluation Agreement grant into statute.

Section 4 allows towns to elect to revalue real restate earlier than the date it is currently required to do so pursuant to Connecticut General Statute 12-62. Towns electing to revalue early must continue to implement revaluations every forth year thereafter.

EFFECTIVE DATE: Upon Passage, except sections 3 and 4 take effect July 1, 1998.

COMMITTEE ACTION

Finance, Revenue and Bonding Committee

Joint Favorable Substitute
Yea 42 Nay 0