



Housing Committee

March 4, 2021

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members representing 168 towns and cities.

HB 6521 “An Act Concerning Changes to Zoning and Affordable Housing Requirements Concerning Accessory Dwelling Units and Prohibiting List-Back Agreements”

HB 6521 would require municipalities to permit accessory dwelling units, make various changes to 8-30g, and would exempt property under construction. CCM has serious concerns with aspects of HB 6521.

In October of 2020, CCM established a representative working group of our 168 members to begin the process of reviewing the draft legislation put out by Desegregate CT, which included the platform items the group presented in June of 2020. The working group agreed on the allowance for at least one ADU, as-of-right, on each single-family lot; however, this bill appears to be more expansive. Regarding the 8-30g changes, CCM appreciates the opportunity to discuss the Affordable Housing Land Use Appeals Act (CGS Section 8-30g), and recommends pulling all stakeholders together, as we did with CCM's Desegregate CT working group, to examine and determine what reforms are needed to make the law conform to the realities of the state, including the formula and apparatus used to determine which housing units that are counted as “affordable”.

CCM staunchly opposes Section 9 of the bill, as it would exempt from the property tax, (1) property under construction, and (2) property that is 100% complete as long as such property has not been sold by the developer or been issued a certificate of occupancy.

This is not the first time this issue has been addressed. In 2012, **PA 12-157** codified in statute that **property under construction must be assessed based on its fair market value**, and then in 2013, the Connecticut Supreme Court, in *Kasica v. Town of Columbia* (June 2013), ruled that property under construction must be assessed based on its fair market value.

Given the current budget situation and the prospect of additional reductions in State aid, municipalities are already being forced to consider increases in local property taxes or reducing

current services. Towns and cities remain almost exclusively reliant on the imposition of a regressive property tax system to fund all levels of local service. Enacting policies that create a protected class such as the one being proposed in HB 6521, places additional stress on an already distressed property tax system and simply shifts the burden of paying for local education and services to other tax payers.

HB 6521 removes the incentive for the developer or the individual from continuing to work on or complete the construction project. The last thing we need are unfinished buildings where work has stopped and are no longer producing revenue for towns and cities.

CCM encourages the Committee to **oppose HB 6521**.

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If you have any questions, please contact Zachary McKeown at zmckeown@ccm-ct.org , Senior
Legislative Associate.