



# House of Representatives

**File No. 678**

General Assembly

February Session, 2022

**(Reprint of File No. 272)**

Substitute House Bill No. 5167  
As Amended by House Amendment  
Schedule "A"

Approved by the Legislative Commissioner  
April 29, 2022

***AN ACT AUTHORIZING A DEFERRAL OF PROPERTY  
REVALUATIONS.***

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding the provisions  
2 of section 12-62 of the general statutes or any municipal charter, special  
3 act or home rule ordinance, the municipalities of Danbury, Orange,  
4 Wilton and Stamford, which are required to implement a revaluation of  
5 real property for the assessment year commencing October 1, 2022  
6 pursuant to section 12-62 of the general statutes, may defer such  
7 implementation until the assessment year commencing October 1, 2023,  
8 provided such deferral is approved by the legislative body of such  
9 municipality. The rate maker, as defined in section 12-131 of the general  
10 statutes, in any municipality that defers the implementation of a  
11 revaluation pursuant to this subsection may prepare new rate bills  
12 under the provisions of chapter 204 of the general statutes to carry out  
13 the provisions of this section.

14 (b) Notwithstanding the provisions of section 12-62 of the general  
 15 statutes or any municipal charter, special act or home rule ordinance,  
 16 the municipalities of Barkhamsted, Norfolk, Norwalk, Suffield,  
 17 Willington and Windsor Locks, which are required to implement a  
 18 revaluation of real property for the assessment year commencing  
 19 October 1, 2023 pursuant to section 12-62 of the general statutes, may  
 20 defer such implementation until the assessment year commencing  
 21 October 1, 2024, provided such deferral is approved by the legislative  
 22 body of such municipality. The rate maker, as defined in section 12-131  
 23 of the general statutes, in any municipality that defers the  
 24 implementation of a revaluation pursuant to this subsection may  
 25 prepare new rate bills under the provisions of chapter 204 of the general  
 26 statutes to carry out the provisions of this section.

27 (c) Any required revaluation subsequent to any deferred revaluation  
 28 implemented pursuant to subsection (a) or (b) of this section shall be  
 29 implemented in accordance with the provisions of section 12-62 of the  
 30 general statutes. Such subsequent revaluation shall recommence at the  
 31 point in the schedule required pursuant to section 12-62 of the general  
 32 statutes that the municipality was following prior to such deferral.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the 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 chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

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### **OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

### **Explanation**

The bill allows ten municipalities to delay an October 1, 2022 or October 1, 2023 revaluation by one year. This shifts into the future any costs associated with revaluation and any subsequent grand list changes.

The ten municipalities permitted to delay revaluation are: Barkhamsted, Danbury, Norfolk, Norwalk, Orange, Stamford, Suffield, Willington, Wilton and Windsor Locks.

House "A" changes which communities are permitted to delay their revaluations pursuant to the underlying bill and results in the above identified fiscal impact.

### **The Out Years**

**State Impact:** None

**Municipal Impact:** None

**OLR Bill Analysis**

**sHB 5167 (as amended by House "A")\***

***AN ACT AUTHORIZING A DEFERRAL OF PROPERTY REVALUATIONS.***

**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 22    Nay 4    (03/18/2022)