



House of Representatives

General Assembly

File No. 411

January Session, 2023

Substitute House Bill No. 6806

House of Representatives, April 4, 2023

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT AUTHORIZING THE DEFERRAL OF A PROPERTY REVALUATION.

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 Wethersfield,
4 Middletown and Stamford, which are required to implement a
5 revaluation of real property for the assessment year commencing
6 October 1, 2023 pursuant to section 12-62 of the general statutes, may
7 defer such implementation until the assessment year commencing
8 October 1, 2024, provided such deferral is approved by the legislative
9 body of such municipality. The rate maker, as defined in section 12-131
10 of the general statutes, in any municipality that defers the
11 implementation of a revaluation pursuant to this subsection may
12 prepare new rate bills under the provisions of chapter 204 of the general
13 statutes to carry out the provisions of this section.

14 (b) Any required revaluation subsequent to any deferred revaluation
15 implemented pursuant to subsection (a) of this section shall be
16 implemented in accordance with the provisions of section 12-62 of the
17 general statutes. Such subsequent revaluation shall recommence at the
18 point in the schedule required pursuant to section 12-62 of the general
19 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

PD Joint Favorable Subst.

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.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 24 \$	FY 25 \$
Middletown; Stamford; Wethersfield	See Below	See Below	See Below

Explanation

The bill allows three municipalities to delay an October 1, 2023, revaluation by one year. This shifts any costs associated with revaluation and any subsequent grand list changes into the future, provided the municipal legislative body approves the delay.

The three municipalities permitted to delay revaluation are Wethersfield, Middletown and Stamford.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis

sHB 6806

AN ACT AUTHORIZING THE DEFERRAL OF A PROPERTY REVALUATION.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 21 Nay 0 (03/17/2023)