



General Assembly

February Session, 2024

***Raised Bill No. 450***

LCO No. 3249



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:  
(FIN)

***AN ACT PHASING IN THE EXEMPTION OF MOTOR VEHICLES FROM PROPERTY TAX AND INCREASES IN THE UNIFORM PROPERTY ASSESSMENT RATE.***

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

1 Section 1. (NEW) (*Effective October 1, 2024*) Commencing with the  
2 assessment year commencing October 1, 2024, a portion of the assessed  
3 value of a motor vehicle shall be exempt from the tax imposed under  
4 chapter 203 of the general statutes, as follows:

5 (1) For the assessment year commencing October 1, 2024, the first five  
6 thousand dollars of the assessed value of a motor vehicle;

7 (2) For the assessment year commencing October 1, 2025, the first nine  
8 thousand dollars of the assessed value of a motor vehicle;

9 (3) For the assessment year commencing October 1, 2026, the first  
10 fourteen thousand dollars of the assessed value of a motor vehicle;

11 (4) For the assessment year commencing October 1, 2027, the first  
12 twenty-one thousand dollars of the assessed value of a motor vehicle;

13 and

14 (5) For the assessment year commencing October 1, 2028, and each  
15 assessment year thereafter, motor vehicles shall be exempt from such  
16 tax.

17 Sec. 2. Section 12-62a of the general statutes is repealed and the  
18 following is substituted in lieu thereof (*Effective October 1, 2024*):

19 (a) Each municipality, as defined in section 7-381, shall establish a  
20 uniform assessment date of October first.

21 (b) Each such municipality shall assess all property for purposes of  
22 the local property tax at a uniform rate [of seventy per cent] of present  
23 true and actual value, as determined under section 12-63, as follows:

24 (1) For assessment years commencing prior to October 1, 2024,  
25 seventy per cent;

26 (2) For the assessment year commencing October 1, 2024, seventy-five  
27 per cent;

28 (3) For the assessment year commencing October 1, 2025, eighty per  
29 cent;

30 (4) For the assessment year commencing October 1, 2026, eighty-three  
31 per cent;

32 (5) For the assessment year commencing October 1, 2027, eighty-  
33 seven per cent; and

34 (6) For the assessment year commencing October 1, 2028, and each  
35 assessment year thereafter, ninety per cent.

36 (c) Repealed by P.A. 96-171, S. 15, 16.

37 (d) Repealed by P.A. 96-171, S. 15, 16.

38 (e) Repealed by P.A. 06-148, S. 10 and P.A. 06-176, S. 4.

39 (f) Repealed by P.A. 06-148, S. 10 and P.A. 06-176, S. 4.

40 (g) Repealed by P.A. 83-465, S. 3, 4.

41 Sec. 3. Subdivision (1) of subsection (b) of section 12-80a of the general  
42 statutes is repealed and the following is substituted in lieu thereof  
43 (*Effective October 1, 2024*):

44 (b) (1) Not later than the first day of February immediately following  
45 the end of such tax year, the Secretary of the Office of Policy and  
46 Management shall determine, with respect to such company, a value for  
47 personal property equivalent to [seventy per cent] the percentage set  
48 forth in subsection (b) of section 12-62a, as amended by this act, for the  
49 applicable assessment year of the value of personal property included  
50 in the list of such property prepared and certified in accordance with  
51 subsection (a) of this section. The amount of tax applicable with respect  
52 to such personal property of any taxpayer subject to the tax imposed  
53 under this section shall be determined by multiplying the value of  
54 personal property of such company, as determined under this  
55 subsection, by a mill rate of forty-seven mills. Said secretary shall, not  
56 later than the first day of March immediately following the end of such  
57 tax year, submit a tax bill to each company stating the amount of tax  
58 payable to each town in relation to the personal property of such  
59 taxpayer located in such town. Such tax shall be due and payable to the  
60 town in which such personal property is located not later than the first  
61 day of April immediately following. Any city or borough not  
62 consolidated with the town in which it is located and any town  
63 containing such a city or borough shall receive a portion of the tax due  
64 and payable to such town on the basis of the following ratio: The total  
65 taxes levied in the previous fiscal year by such town, city or borough  
66 shall be the numerator of the fraction. The total taxes levied by the town  
67 and all cities or boroughs located within such town shall be added  
68 together, and the sum shall be the denominator of the fraction. Any such  
69 city or borough may, by vote of its legislative body, direct the Secretary  
70 of the Office of Policy and Management to reallocate all or a portion of  
71 the share of such city or borough to the town in which it is located.

72 Sec. 4. Section 12-115 of the general statutes is repealed and the  
73 following is substituted in lieu thereof (*Effective October 1, 2024*):

74 The board of assessment appeals in any town or city may, within  
75 three months from the date prescribed by law for the completion of its  
76 duties, as set forth in section 12-111, add to the grand list of a town any  
77 taxable property [which] that has been omitted by the assessor or board  
78 of assessors or the board of assessment appeals, which shall reflect for  
79 each owner of such property, an assessment at [seventy per cent] the  
80 percentage set forth in subsection (b) of section 12-62a, as amended by  
81 this act, for the applicable assessment year of the present true and actual  
82 value of such owner's taxable property from the best information that it  
83 can obtain, and if the owner failed to file the declaration as prescribed  
84 by law, shall add thereto twenty-five per cent of such assessment. Such  
85 board of assessment appeals shall mail to such owner at the last-known  
86 address of the owner, postage paid, [within] not later than one week  
87 after the completion of such supplemental additions to the grand list, a  
88 written or printed notice to appear before such board at a stated time  
89 and place and show cause why such property should not be added to  
90 such grand list. Any person aggrieved by the action of such board may,  
91 [within] not later than two months [from] after the time of such action,  
92 have the same right of appeal to the Superior Court as provided by  
93 section 12-117a. The authority designated by section 12-130 shall make  
94 and sign a rate bill for such supplemental additions to the grand list and  
95 a warrant with respect to such additions [which] that shall be forwarded  
96 by the tax collector to such person, and such collector shall have the  
97 same powers for the collection of the tax based on such supplemental  
98 additions to such list as for the collection of other taxes.

99 Sec. 5. Section 15-101bb of the general statutes is repealed and the  
100 following is substituted in lieu thereof (*Effective October 1, 2024*):

101 Property subject to taxation under this chapter shall be assessed by  
102 the assessor or board of assessors of the town in which it is located at  
103 [seventy per cent] the percentage set forth in subsection (b) of section  
104 12-62a, as amended by this act, for the applicable assessment year of the

105 fair market value as determined by a person certified by the state as a  
106 real estate appraiser, provided such appraiser is selected by a majority  
107 vote of the chief executive officers of the towns of East Granby, Suffield,  
108 Windsor and Windsor Locks. The services of the appraiser selected shall  
109 be paid for by the towns of East Granby, Suffield, Windsor and Windsor  
110 Locks in proportion to the percentages for each town set forth in section  
111 15-101cc. Not later than August first in any assessment year, the  
112 appraiser shall provide to the assessor or board of assessors of each of  
113 the towns listed in said section and to the lessee of the property, the fair  
114 market value of the property subject to taxation under this chapter as of  
115 October first in such assessment year. The appraiser shall be responsible  
116 for making a determination of taxability or nontaxability of leasehold  
117 interests under this chapter. If any town or the lessee is aggrieved by the  
118 determination of the appraiser concerning (1) the taxability of real  
119 property under the provisions of this chapter, or (2) the valuation  
120 thereof, such town or the lessee may, [within] not later than thirty days  
121 [of] after the receipt of written notice of such determination, appeal to  
122 the superior court for the judicial district where such property is located.  
123 Such appeals shall be preferred cases, to be heard, unless cause appears  
124 to the contrary, at the first session, by the court.

125 Sec. 6. Section 12-62r of the general statutes is repealed and the  
126 following is substituted in lieu thereof (*Effective October 1, 2024*):

127 (a) For the purposes of this section:

128 (1) "Apartment property" means a building containing four or more  
129 dwelling units used for human habitation, the parcel of land on which  
130 such building is situated, any accessory buildings or other  
131 improvements located on such parcel and condominium units  
132 converted after July 1, 2018, unless such conversion is made pursuant to  
133 subsection (i) of this section;

134 (2) "Residential property" means (A) a building containing three or  
135 fewer dwelling units used for human habitation, the parcel of land on  
136 which such building is situated, and any accessory buildings or other

137 improvements located on such parcel, (B) common interest  
138 communities, as defined in section 47-202, including common interest  
139 communities converted from apartment properties prior to July 1, 2018,  
140 or (C) condominiums, as defined in section 47-68a, that are used for  
141 residential purposes, including condominiums converted from  
142 apartment properties prior to July 1, 2018;

143 (3) "Base year" means the assessment year commencing October 1,  
144 2010;

145 (4) "Adjusted tax levy" means the total amount of taxes raised by  
146 taxation in a fiscal year by a municipality;

147 (5) "Owner-occupied residential property" means a dwelling unit in  
148 a residential property that is occupied as a primary residence by the  
149 owner of the property; and

150 (6) "Common ownership" means that more than fifty per cent of the  
151 voting control of the owner of a unit described in subdivision (2) of this  
152 subsection is directly or indirectly owned by a common owner or  
153 owners, either corporate or noncorporate. Whether voting control is  
154 indirectly owned shall be determined in accordance with Section 318 of  
155 the Internal Revenue Code of 1986, or any subsequent corresponding  
156 internal revenue code of the United States, as amended from time to  
157 time.

158 (b) Notwithstanding any provision of the general statutes or any  
159 special act, municipal charter or any home rule ordinance, any  
160 municipality in which the provisions of section 12-62n were effective for  
161 the assessment year commencing October 1, 2010, shall make annual  
162 adjustments to the assessment rate charged to apartment and residential  
163 property in accordance with the provisions of this section, but in no  
164 event shall the assessment rate for any class of property be in excess of  
165 [seventy per cent] the percentage set forth in subsection (b) of section  
166 12-62a, as amended by this act, for the applicable assessment year.

167 (c) For the assessment year commencing October 1, 2011, in any

168 municipality that adopts the property tax system under this section,  
169 apartment property shall be assessed at a rate of fifty per cent. For  
170 assessment years commencing on and after October 1, 2012, the assessor  
171 shall determine a rate of assessment for apartment property that will  
172 have the effect of phasing in proportionate increases in the rate so that,  
173 by the assessment year commencing October 1, 2015, the assessment rate  
174 for apartment property shall be [seventy per cent] the percentage set  
175 forth in subsection (b) of section 12-62a, as amended by this act, for the  
176 applicable assessment year.

177 (d) (1) In any municipality that adopts the property tax system under  
178 this section, for the assessment [year] years commencing [October 1,  
179 2011, and only for said assessment year, the assessor shall determine a  
180 rate of assessment for residential property that will have the effect of  
181 increasing the average property tax for residential property as a result  
182 of revaluation by three and one-half per cent over the property tax for  
183 such property class in the base year, but in no event shall the assessment  
184 rate be less than twenty-three per cent. For assessment years  
185 commencing on and after October 1, 2011, the] October 1, 2024, to  
186 October 1, 2028, inclusive, the assessor shall increase the rate of  
187 assessment for residential property as follows:

188 (A) For the assessment year commencing October 1, 2024, seven and  
189 fourteen-hundredths per cent;

190 (B) For the assessment year commencing October 1, 2025, six and  
191 sixty-seven-hundredths per cent;

192 (C) For the assessment year commencing October 1, 2026, three and  
193 seventy-five-hundredths per cent;

194 (D) For the assessment year commencing October 1, 2027, four and  
195 eighty-two-hundredths per cent; and

196 (E) For the assessment year commencing October 1, 2028, three and  
197 forty-five-hundredths per cent.

198       (2) The assessor shall then calculate an adjustment to the rate of  
199 assessment for residential property in accordance with subsection (e) of  
200 this section.

201       (e) Not later than January thirty-first or the completion of the grand  
202 list, whichever is later, the assessor shall annually calculate the  
203 residential assessment ratio. The assessor shall first adjust the adjusted  
204 tax levy for the preceding fiscal year in accordance with any change in  
205 the consumer price index for all urban consumers in the northeast  
206 region in the preceding fiscal year, as reported generally in February for  
207 the year-over-year January index. If, after such adjustment, (1) the  
208 adjusted tax levy in the current fiscal year exceeds the adjusted tax levy  
209 in the prior fiscal year by more than one hundred per cent of the rate of  
210 inflation, as determined in accordance with such consumer price index,  
211 the assessor, in his or her calculation of the assessment ratios for the next  
212 grand list, shall increase the rate of assessment for residential properties  
213 from the prior grand list year by five per cent; (2) the adjusted tax levy  
214 in the current fiscal year exceeds the adjusted tax levy in the prior fiscal  
215 year by more than fifty per cent, but not more than one hundred per  
216 cent, of such rate of inflation, the assessor shall increase such rate of  
217 assessment by three and one-half per cent; (3) the adjusted tax levy in  
218 the current fiscal year exceeds the adjusted tax levy in the prior fiscal  
219 year by not more than fifty per cent of such rate of inflation, the assessor  
220 shall increase such rate of assessment by two and one-half per cent; (4)  
221 the adjusted tax levy in the current fiscal year is equal to the adjusted  
222 tax levy in the prior fiscal year, or is less than one-half per cent less than  
223 the adjusted tax levy in the prior fiscal year, the assessor shall increase  
224 such rate of assessment by one and one-half per cent; and (5) the  
225 adjusted tax levy in the current fiscal year is less than the adjusted tax  
226 levy in the prior fiscal year by at least one-half per cent, the assessor  
227 shall make no change in such rate of assessment.

228       (f) For assessment years commencing on and after October 1, 2016,  
229 any municipality that adopts the property tax system under this section  
230 may, by vote of its legislative body, enact an ordinance to establish a  
231 program to encourage homeownership by adjusting the annual



232 assessment rate for nonowner-occupied residential properties so that,  
233 while the annual assessment rate for owner-occupied residential  
234 properties shall be calculated at all times in accordance with subsection  
235 (e) of this section, the annual assessment rate for nonowner-occupied  
236 residential properties shall be calculated at a rate that shall keep the  
237 annual assessment rate for owner-occupied residential properties lower  
238 than that of nonowner-occupied residential properties. Any ordinance  
239 enacted pursuant to this subsection may be amended only in a year in  
240 which such municipality conducts a revaluation of real property  
241 pursuant to section 12-62.

242 (g) Not later than June fifteenth in any year in which the adjusted tax  
243 levy in the current fiscal year increases by more than two and six-tenths  
244 per cent over the adjusted tax levy in the prior fiscal year, one per cent  
245 of the total number of electors of such municipality may petition in  
246 writing for a referendum on the budget establishing such increase. Any  
247 such referendum shall be held not more than ten days after receipt of  
248 such petition by the town clerk and shall be conducted in accordance  
249 with the provisions of chapter 90. Such budget shall not become  
250 effective unless a majority of the electors voting in such referendum vote  
251 in favor thereof. Only one referendum may be held, and, if the vote is  
252 against the budget, such municipality shall so adjust the budget as to  
253 limit any increase to be equal to or less than two and six-tenths per cent.

254 (h) Nothing in this section shall change the assessment of apartment  
255 property created or converted by the Capital Region Development  
256 Authority created pursuant to section 20-601. Such apartment property  
257 shall continue to be assessed as residential property.

258 (i) If a purchaser of a building containing four or more residential  
259 units invests an amount in excess of thirty-five per cent of the purchase  
260 price of such building within three years after the purchase date  
261 recorded on the land records, then the purchaser shall be entitled to  
262 convert the building into a common interest community and such form  
263 of ownership shall remain in perpetuity, unless dissolved by the owner  
264 of such building. Such property shall be treated as residential property

265 for tax purposes.

266 (j) Verification of investments made pursuant to subsection (i) of this  
267 section shall be determined by the assessor for the municipality in which  
268 the building is located. If an owner disagrees with the decision of the  
269 assessor, such owner may take an appeal pursuant to section 12-117a.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	New section
Sec. 2	October 1, 2024	12-62a
Sec. 3	October 1, 2024	12-80a(b)(1)
Sec. 4	October 1, 2024	12-115
Sec. 5	October 1, 2024	15-101bb
Sec. 6	October 1, 2024	12-62r

**Statement of Purpose:**

To provide a five-year phase-in of a property tax exemption for motor vehicles and increase the uniform property assessment rate over the same period.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*