Finance, Revenue and Bonding Committee
JOINT FAVORABLE REPORT

Bill No.: SB-1556
Title: AN ACT ESTABLISHING THE CONNECTICUT APPEALS BOARD FOR PROPERTY VALUATION.
Vote Date: 4/24/2025
Vote Action: Joint Favorable Substitute
PH Date: 4/14/2025
File No.: 899

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SPONSORS OF BILL:

Finance, Revenue, & Bonding Committee

REASONS FOR BILL:

It is the goal of this bill to streamline the appeals process and centralize authority within a new, state-level administrative structure. This can help to bring more efficiency the appeal process and potentially lead to greater consistency in property valuation disputes.

PROPOSED SUB. LANGUAGE
Section 1 has been given an addition.

Section 2 has made an addition stating that upon the date certified by the Secretary of the Office of Policy Management that the CT appeals board for property valuation will begin accepting applications.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Samuel Gold, Executive Director, Lower CT River Valley Council of Governments:
Samuel Gold submitted testimony in support of this legislation because a statewide appeals board for property valuations could be a more efficient and professional way of ensuring that property tax assessments are fair, uniform, and factual.

Daniel Swift, Ryan, LLC.:

Daniel Swift submitted testimony in support of this legislation because establishing a State Board with expertise in appraisal and assessment of real and personal property will further the State's and Municipalities' interest in a well-functioning appeal process that serves assessing officers and property owners alike.

NATURE AND SOURCES OF OPPOSITION:

Betsy Gara, Executive Director, Connecticut Council of Small Towns:
Betsy Gara submitted testimony in opposition to this legislation because of uncertainty regarding how this change would impact local property tax revenues. CT's municipalities are facing considerable budget uncertainty at this time and given escalating costs associated with the delivery of critical services and concerns with how federal cuts may impact state and local revenues, so towns are facing difficulties in finalizing local budgets.

Reported by: Griffin Olshan **Date: 5/1/25**