



General Assembly

January Session, 2025

**Proposed Bill No. 5447**

LCO No. 1234



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Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
REP. ZAWISTOWSKI, 61st Dist.

**AN ACT CONCERNING LIMITS TO PROPERTY TAX INCREASES.**

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

1 That the general statutes be amended to (1) establish a cap on any  
2 annual property tax increase of any local government entity, including,  
3 but not limited to, municipalities, special taxing districts and regional  
4 school districts, to the lesser of two per cent or the amount of increase to  
5 the consumer price index, where negative consumer price index change  
6 shall be treated as zero; (2) exclude from property tax increases added  
7 tax revenue from new construction or other value-increasing activity in  
8 the previous fiscal year so as to not penalize tax base growth and to  
9 account for new or expiring abatements as they occur; (3) permit the cap  
10 to be exceeded by a supermajority in a vote by the legislative body or by  
11 referendum, as applicable; (4) permit entities to carry over an unused  
12 levy below the cap for one successive fiscal year; and (5) penalize entities  
13 that exceed the cap by reducing such entities' cap for the next fiscal year.

**Statement of Purpose:**

To establish limits on property tax increases to support affordable home and business ownership.