

Planning and Development Committee

JOINT FAVORABLE REPORT

Bill No: HB-5284 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING PROPERTY TAX ABATEMENT FOR CERTAIN FIRST-TIME HOMEBUYERS.

Title: TIME HOMEBUYERS.

Vote Date: 3/6/2026

Vote Action: Joint Favorable Substitute

PH Date: 2/27/2026

File No.:

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SPONSORS OF BILL:

Planning and Development

CO-SPONSORS OF BILL:

Rep. Gary A. Turco, 27th Dist.

Rep. Tom Delnicki, 14th Dist.

Rep. Brandon Chafee, 33rd Dist.

REASONS FOR BILL:

The bill seeks to improve the prospects of homeownership for low and moderate income first-time home buyers by incentivizing participation in below market interest rate loan programs offered by the Connecticut Housing Finance Authority and reducing tax burden.

The bill proposes that municipalities provide a property tax abatement of up to \$500 annually over a period not to exceed five years to lessen the financial burden on first-time home buyers participating in a CHFA loan program.

SUBSTITUTE LANGUAGE (IF APPLICABLE):

The substitute language clarifies that municipalities may adopt an ordinance to provide for tax abatements for first-time homebuyers, and clarifies that such abatements may be available to such homebuyers if the property is "financed, directly or indirectly," by CHFA.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

Connecticut Housing Finance Authority, CEO, Nandini Natarajan: testified in support of the bill, highlighting that it would promote affordable homeownership among low and moderate income residents. She also noted that the median home price has increased, and that the bill will lessen tax burden on CHFA loan program participants through tax abatements.

Connecticut Education Association, President Kate Dias and Vice President Joslyn DeLancey: testified in support of the bill, stressing the need to invest in programs that address the housing affordability crisis. They also emphasized that housing is necessary to retain talent, particularly teachers and educational support staff.

NATURE AND SOURCES OF OPPOSITION:

None expressed.

Reported by: Kyle Zingler

Date: 3/3/26