



# Senate

General Assembly

**File No. 342**

January Session, 2025

Senate Bill No. 1457

*Senate, March 31, 2025*

The Committee on Commerce reported through SEN. HARTLEY of the 15th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

## ***AN ACT ESTABLISHING AN AIRPORT DEVELOPMENT ZONE IN THE TOWN OF PLAINVILLE.***

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

1 Section 1. Subsection (a) of section 32-75d of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2025*):

4 (a) There [is] are established [an] two airport development [zone,]  
5 zones:

6 (1) One of which is comprised of the following census blocks as  
7 assigned on October 1, 2011, in the towns of Windsor Locks, Suffield,  
8 East Granby and Windsor:

T1	090034701001022,	090034701003000,	090034701003001,
T3	090034701003002,	090034701003003,	090034701003004,
T4	090034701003005,	090034701003017,	090034701003018,
T5	090034701003019,	090034701003020,	090034701003021,
T6	090034701003025,	090034701003026,	090034735022009,

T7	090034735022010,	090034735022011,	090034735022012,
T8	090034735022013,	090034735025004,	090034735027000,
T9	090034735029000,	090034735029001,	090034735029002,
T10	090034735029003,	090034735029004,	090034735029006,
T11	090034761009000,	090034761009010,	090034761009011,
T12	090034761009012,	090034761009013,	090034762001023,
T13	090034762001025,	090034762002009,	090034762002013,
T14	090034763003004,	090034763009000,	090034763009001,
T15	090034763009002,	090034763009003,	090034763009004,
T16	090034763009005,	090034763009006,	090034763009007,
T17	090034763009008,	090034763009009,	090034763009010,
T18	090034763009011,	090034763009012,	090034763009013,
T19	090034763009014,	090034763009015,	090034763009016,
T20	090034763009017,	090034763009018,	090034763009020,
T21	090034763009021,	090034763009022,	090034763009023,
T22	090034763009024,	090034763009025,	090034763009026,
T23	090034763009031,	090034763009033,	090034771014005,
T24	090034771014011,	090034771014012,	090034771014013,
T25	090034771014014,	090034771014017,	090034771014018,
T26	090034771014019,	090034771014020,	090034771023025,
T27	090034771023026,	090034771023027,	090034771023036,
T28	090034701003006,	090034701003022,	090034701003023,
T29	090034701005000,	090034761001039,	090034763009028.

9        (2) One of which is comprised of the following census blocks as  
10 determined in accordance with the 2020 federal decennial census, in the  
11 town of Plainville:

T30	<u>090034204001000,</u>	<u>090034204001001,</u>	<u>090034204001006,</u>
T32	<u>090034204001009,</u>	<u>090034204001010,</u>	<u>090034206021000,</u>
T33	<u>090034206021005,</u>	<u>090034206021006,</u>	<u>090034206021013.</u>

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	32-75d(a)

**CE**        *Joint Favorable*

*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:**

Agency Affected	Fund-Effect	FY 26 \$	FY 27 \$
Policy & Mgmt., Off.	GF - Potential Cost	None	See Below

Note: GF=General Fund

### **Municipal Impact:**

Municipalities	Effect	FY 26 \$	FY 27 \$
Plainville	Potential Revenue Gain	None	See Below
Plainville	Grand List Reduction	None	See Below

## **Explanation**

The bill establishes an airport development zone in Plainville. This may result in a grand list reduction to Plainville beginning in FY 27 associated with additional property tax exemptions for which this zone will become eligible.<sup>1</sup>

Any revenue loss to Plainville resulting from these exemptions may be partially offset by the Distressed Municipalities grant program, which reimburses municipalities for 50% of the tax loss resulting from these exemptions, for a five-year period.

The bill may also result in an increased cost to OPM to the extent additional funds are needed to fully fund the grant program, which will

<sup>1</sup> A grand list reduction results in a revenue loss, given a constant mill rate. It is expected that a municipality will adjust its mill rate to offset any revenue loss.

vary based on the revenue loss claims by Plainville.<sup>2</sup>

***The Out Years***

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

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<sup>2</sup> While the grant is proportionately reduced when the appropriation or bond authorization is insufficient for full funding, the grant is currently fully funded.

**OLR Bill Analysis****SB 1457*****AN ACT ESTABLISHING AN AIRPORT DEVELOPMENT ZONE IN THE TOWN OF PLAINVILLE.*****SUMMARY**

This bill establishes an airport development zone in Plainville comprising nine specified census blocks. In doing so, it makes taxpayers eligible for partial property tax exemptions for improving or acquiring qualified manufacturing facilities and acquiring machinery and equipment in the designated area (see BACKGROUND).

Airport development zones are also among the designated areas where the Department of Transportation (DOT) commissioner may approve billboards and advertising signs within 660 feet of the edge of the interstate and other limited access highways in areas owned, managed, or leased by a public authority. By law, these advertisements are subject to DOT approval and related regulations and cannot be built where state law, local ordinance, or zoning regulations prohibit them.

EFFECTIVE DATE: October 1, 2025

**BACKGROUND*****Property Tax Exemptions Available in Airport Development Zones***

Businesses located in airport development zones may receive a five-year, 80% property tax exemption for acquiring, building, renovating, or expanding a qualifying manufacturing facility, which includes facilities housing specified business services if the economic and community development commissioner determines they depend on, or are directly related to, the airport (CGS §§ 12-81(59) & 32-9p). They may also receive the same partial exemption for acquiring machinery and equipment for these facilities (CGS § 12-81(60)). The state generally reimburses the municipality for half the forgone property tax revenue,

depending on available funding (CGS § 32-9s).

***Related Bill***

SB 575, favorably reported by the Commerce Committee, expands the existing bioscience enterprise corridor zone in Plainville. Eligible businesses and properties located in these zones may receive enterprise zone benefits.

**COMMITTEE ACTION**

Commerce Committee

Joint Favorable

Yea    20    Nay   0    (03/13/2025)