



General Assembly

January Session, 2025

Proposed Bill No. 5447

LCO No. 1234



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.